

Plan of Development

Wyatt Road, Kagaru

Our Reference: 11560
28 August 2026



Saunders Havill

PATHWAYS TO SUCCESS

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Document Issue

Issue	Date	Prepared By	Checked By
Rev 1	28/08/2026	RC	NC

Accepted Uses

1.1. Uses exempt in accordance with this Plan of Development

Where within the Wyatt Road Plan of Development[1], uses listed below in Table 1 are approved exempt development, where complying with this Plan of Development.

Table 1 – Approved Exempt Development in accordance with the Plan of Development

Display Home
Home Based Business
House
Park
Sales Office (<150 square metres)

1. In accordance with the provisions of the Flagstone PDA Development Scheme, building work and operational work are exempt development where in accordance with this Plan of Development.

2. To the extent there is any conflict between this Plan of Development and the Flagstone PDA Development Scheme, this Plan of Development prevails.

3. Where development is not in accordance with this Plan of Development, a new development application will be required.

1.2. Uses subject to Compliance Assessment

Where within the Wyatt Road Plan of Development Area[1], uses listed below in Table 2 will be subject to Compliance Assessment, where complying with this Plan of Development.

Table 2 – Uses subject to Compliance Assessment in accordance with the Plan of Development

Advertising Device
Sales Office (>150 square metres)
Multiple Residential

[1] The Plan of Development Area is shown in **Appendix A – Master Plan**

References

This Plan of Development has been prepared in accordance with the following Economic Development Queensland Guidelines and Practice Notes:

- Guideline 1: Residential 30 (May 2015)
- Guideline 5: Neighbourhood Planning and Design (May 2015)
- Guideline 6: Street and Movement Network (February 2019)
- Guideline 7: Low Rise Buildings (May 2015)
- Guideline 12: Park Planning and Design (May 2015)
- Guideline 13: Engineering Standards (September 2017)
- Guideline 18: Development Interfaces (May 2015)
- Practice Note 07: Designing for Small Lots (March 2014)
- Practice Note 10: Plans of Development (March 2014)

Defined Uses and Terms

1.3. Administrative Terms/Definitions

Administrative definitions are as per the Flagstone Development Scheme (Schedule 6)

1.4. Use Definitions

Advertising Device - *Means a permanent sign, structure or other device used, or intended to be used, for advertising; and includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.*

Display Home – *Means the temporary use of premises for the promotion and/or sale of land and/or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.*

Home Based Business – *Means the use of a House or Multiple residential for an occupation or business activity as a secondary use where:*

- *The floor area used specifically for the home business does not exceed 50m²;*
- *Any visitor accommodation does not exceed 4 visitors;*
- *There is no hiring out of materials, goods, appliances or vehicles;*
- *There is only one sign related to the Home business, located within the premises or on a fence facing the road;*
- *There is no repairing or servicing of vehicles not normally associated with a residential use;*
- *There is no industrial use of premises;*

- *The maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as or greater than, building on adjoining properties;*
- *Car parking is in accordance with the planning scheme;*
- *There is no display of goods;*
- *Number of employees does not exceed 4.*

House – *Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence and may be constructed under the primary dwelling, attached to it or free standing.*

Multiple Residential – *Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title scheme. The term multiple residential does not include house.*

Park – *Means the use of premises by the public for free recreation and enjoyment and may be used for community events. Facilities may include children's playground equipment, informal sports fields, ancillary vehicle parking and other public conveniences.*

Sales Office – *Means the use of premises for the temporary promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.*

The definitions above are in accordance with the Flagstone PDA Development Scheme. The defined terms above and the definitions contained within the Flagstone PDA Development Scheme prevail over all other planning instruments to the extent of any inconsistency.

Design Criteria

2.1. House and Multiple Residential

Refer to **Appendix B**

2.2. Sales Office

A Sales Office (>150m²) can be located within the Wyatt Road Plan of Development Area (Residential Precinct) where:

- The maximum gross floor area of the sales centre does not exceed 500 square metres;
- Parking is provided at a rate of 1 space per 50 square metres of gross floor area;
- The building must address the street and provide clear, legible entry points for pedestrians;
- The building must reflect the intended development of the surrounding area and is located and designed to maintain the amenity of adjoining premises;
- Where on-site car parking is provided, provide a landscape strip at least 2m in width between the car parking area and the adjoining street frontage;
- The balance of the site comprising the Sales Office use is landscaped and turfed to present attractively to the street;
- The Sales Office (or part thereof) is not located within an Interface Lot;
- The Sales Office must cease use after the final lot within the Plan of Development Area is sold by the developer; and
- Only one Sales Office is located within the Wyatt Road Plan of Development Area (Residential Precinct).

2.3. Advertising Devices

Advertising devices are in accordance with the Flagstone Development Scheme and the standards set out in the current planning scheme, unless otherwise specified within this Plan of Development.

Advertising Devices must:

- cater for the needs of display homes and businesses to clearly identify the location, the goods or services which are supplied to the public;
- are consistent with the scale and design of existing buildings and other works on the site and in the locality, and complement the local streetscape;
- where appropriate, reflect the character of the area; and
- are sited and provided on premises having regard to safety and amenity.

2.3.1 Types of Advertising Devices

- **New Estate Sales Sign (Free Standing Sign)** – A new estate sales sign is in an advertisement to direct attention to the sale of residential properties or dwellings, where the streets are not shown in recent street directories.

- **Sales Office Sign** – A sign located on the premises of a sales office approved in accordance with this Plan of Development.
- **Directional Sign** – A sign providing information in respect to an activity occurring on the premises or directions to the location of an activity (i.e. an entry sign or statement, parking sign, park sign).
- **Ground Sign** – A ground sign, constituting an entry feature or statement (marking entry/threshold to the estate) sits directly on the ground and does not require any supporting poles or framework.

2.3.2 Standards for Advertising Devices

New Estate Sales Signs (Free Standing Sign)

- Must have a maximum height of 5 metres;
- Must have a maximum are of 6 square metres;
- Must contain information only about the estate subject to this Plan of Development;
- Must not be located within 10 metres of a side or rear boundary; and
- Must be located only at such limited number of places on major roads leading to the estate as are sufficient to identify the development and give direction to it.

Sales Office Signs

- Must be located on the premises of a Sales Office approved in accordance with this Plan of Development;
- Can remain in place until such time as the Sales Office use ceases;
- Must be limited to one sign per road frontage; and
- Must have a maximum sign face (area) of 5 square metres.

Directional Signs

- Must have maximum height of 2.4 metres above ground level; and
- Must have a maximum sign face (area) of 1 square metre.

Ground Sign

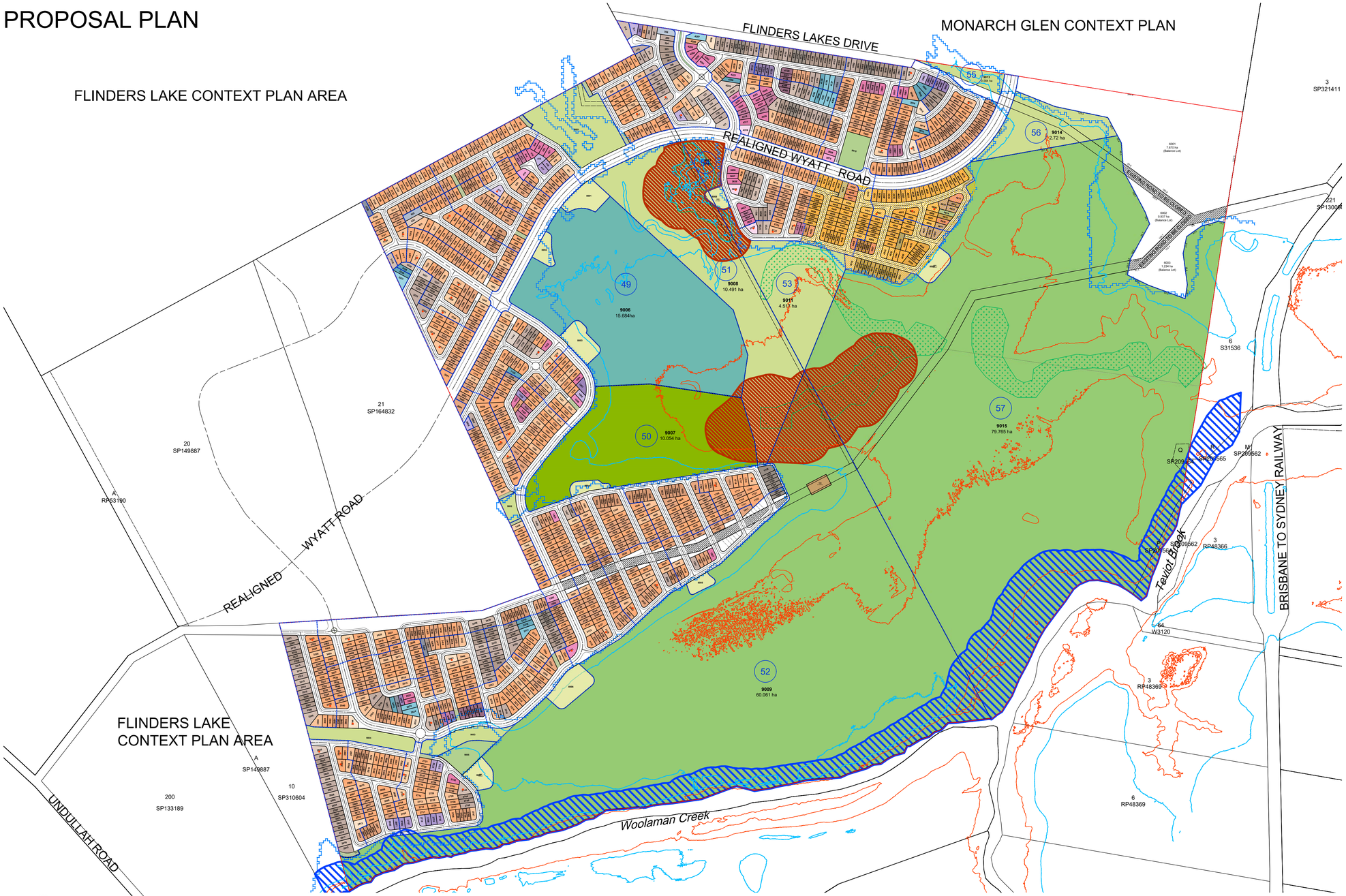
- Ground signs are only to constitute an entry feature or statement (making entry/threshold to the estate) and are to be no higher than 2.45m above the natural ground level with a maximum sign face area of 10m^2;
- Ground signs must be wholly located within private lots and not on public land; and
- Ground signs must be constructed in accordance with Austroads Guidelines to ensure clear sight lines and appropriate distances for drivers and pedestrians.

[2]Refer to the Logan Planning Scheme 2015 (Version 9.2) – Advertising Device Code

Appendix A

Master Plan

PROPOSAL PLAN



Land Budget - Overall	Area (Ha)	%
Area of Subject Site / Stage	**309.350 ha**	
Residential Allotments (Net)	**65.152 ha**	21.1%
Pedestrian Linkage / Landscaping	**0.451 ha**	0.1%
Detention	**3.321 ha**	1.1%
Local Park (Lots 9005 & 9010)	**1.053 ha**	0.3%
Local Linear Park (Lots 9001-9004, 9008, 9011-9014) STAGES 4, 14, 24, 25, 51, 53, 54, 55 & 56	**23.283 ha**	7.5%
Potential Regional Sports Park (Lot 9006) STAGE 49	**15.684 ha**	5.1%
Regional Recreation Park (Lot 9007) STAGE 50	**10.054 ha**	3.3%
Major Linear Park (Lots 9009 & 9015) STAGES 52 & 57	**139.826 ha**	45.2%
Existing Road Reserves (Balance Areas)	**0.975 ha**	0.3%
Road Areas	**36.942 ha**	11.9%
Road Areas to be Closed	**1.866 ha**	0.6%
Balance Lots (Lots 6001, 6002, 6003)	**9.841 ha**	3.2%
Balance Lot (Lot 5000)	**0.754 ha**	0.2%
Sewer Pump Station (Lot 7000)	**0.148 ha**	0.0%
Total Area	**309.350 ha**	100.0%

DEVELOPMENT STATISTICS - Overall

RESIDENTIAL ALLOTMENTS	Typical Width	26m Deep Lots	%	Net Area	28m Deep Lots	%	Net Area	30m Deep Lots	%	Net Area	32m Deep Lots	%	Net Area	36m Deep Lots	%	Net Area	40m Deep Lots	%	Net Area	Total Dwellings	%	Net Area
Terrace Lot	8.5	6	14.3%	0.160 ha	16	16.5%	0.436 ha	154	11.8%	4.188 ha	32	12.4%	0.951 ha	—	0.0%	—	—	0.0%	—	208	12.0%	5.735 ha
10m - < 12.5m frontage	10	10	23.8%	0.312 ha	23	23.7%	0.750 ha	462	35.4%	15.089 ha	101	39.1%	3.629 ha	12	52.2%	0.535 ha	4	40.0%	0.183 ha	612	35.3%	20.498 ha
12.5m - < 14.0m frontage	12.5	6	14.3%	0.213 ha	39	40.2%	1.531 ha	503	38.5%	19.861 ha	81	31.4%	3.558 ha	10	43.5%	0.512 ha	2	20.0%	0.112 ha	641	36.9%	25.787 ha
14.0m - < 16.0m frontage	14	9	21.4%	0.375 ha	13	13.4%	0.590 ha	157	12.0%	7.100 ha	34	13.2%	1.716 ha	1	4.3%	0.070 ha	2	20.0%	0.123 ha	216	12.4%	9.974 ha
16.0m - < 18.0m frontage	16	10	23.8%	0.445 ha	3	3.1%	0.147 ha	21	1.6%	1.048 ha	6	2.3%	0.395 ha	—	0.0%	—	2	20.0%	0.138 ha	42	2.4%	2.173 ha
18.0m + frontage	18	1	2.4%	0.053 ha	3	3.1%	0.168 ha	8	0.6%	0.468 ha	4	1.6%	0.296 ha	—	0.0%	—	—	0.0%	—	16	0.9%	0.985 ha
Total Residential Allotments		**42**	**100.0%**	**1.558 ha**	**97**	**100.0%**	**3.622 ha**	**1305**	**100.0%**	**47.754 ha**	**258**	**100.0%**	**10.545 ha**	**23**	**100.0%**	**1.117 ha**	**10**	**100.0%**	**0.556 ha**	**1735**	**100.0%**	**65.152 ha**

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- State Wetland
- Stage Boundary
- 14 Stage No.
- SHG_Wetlands Rehabilitation Areas
- SHG_Woolaman Creek Rehabilitation Area
- Potential Primary School Site - 7.075 ha
- Potential Multiple Residential Allotments

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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SOURCE
PROJECTION: PSEUDO GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

DRAWN
AJB

DATE
26/08/2026

RP
DESCRIPTION
LOT 11 & 22 ON SP341889

DRAWING NO.
11560 P 38 Rev F - PRO 01

Appendix B

Design Criteria for House/Display Home

PLAN OF DEVELOPMENT - STAGE 1

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

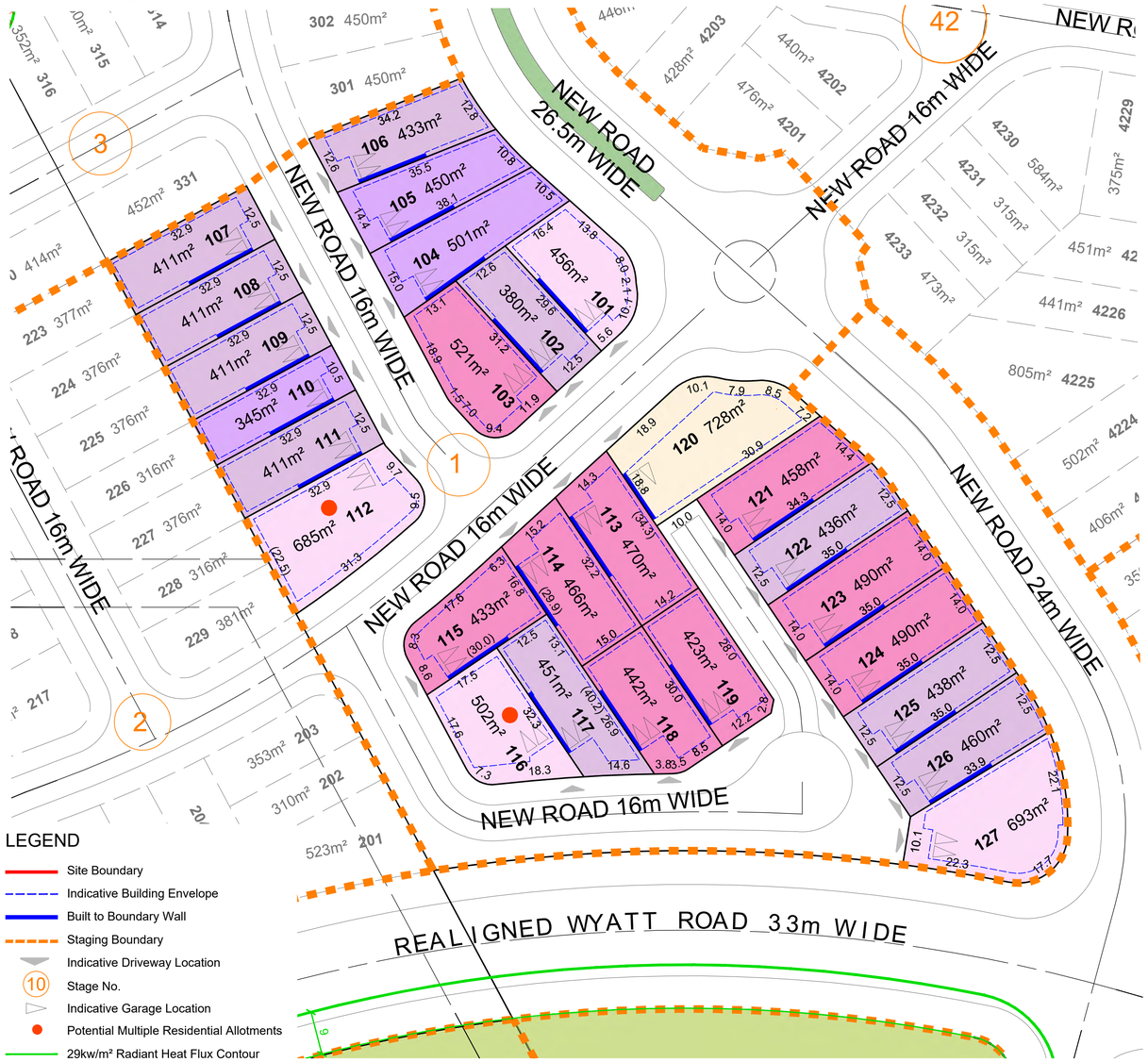
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

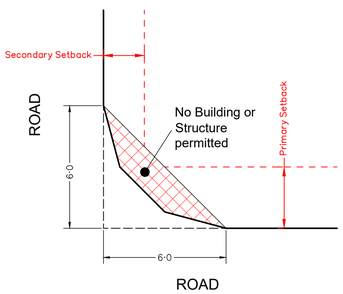
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

DRAWN
AJB

DATE
26/08/2026

RP
DESCRIPTION

DRAWING NO.
11560 P 26 Rev D - POD 01

PLAN OF DEVELOPMENT - STAGE 2

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

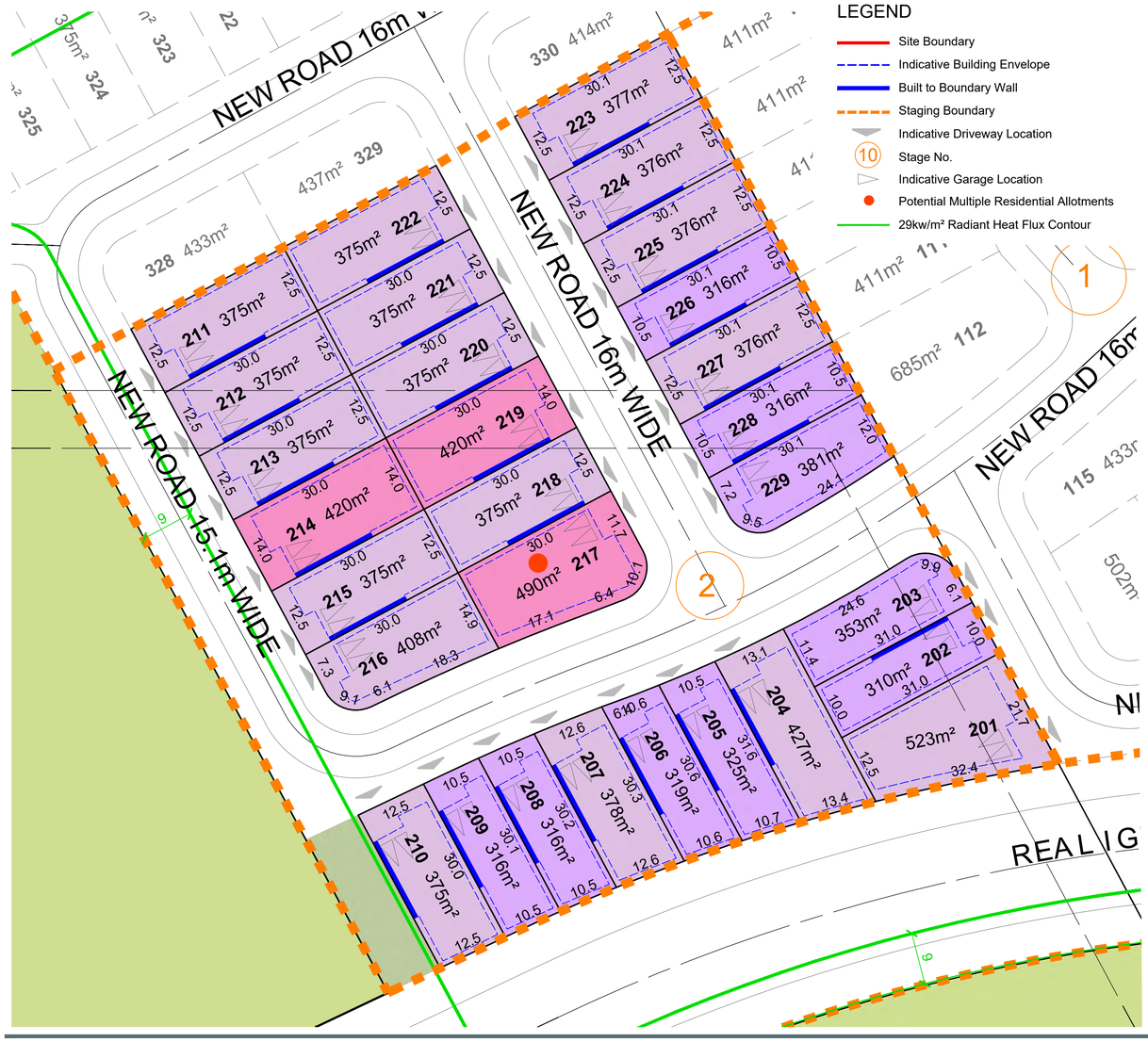
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- 10 Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

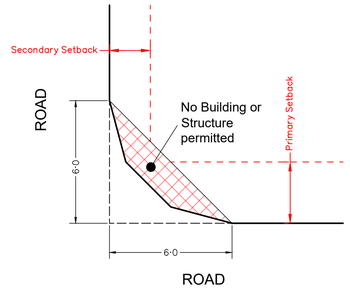
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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DISCLAIMER
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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 02

PLAN OF DEVELOPMENT - STAGES 3 & 3a

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

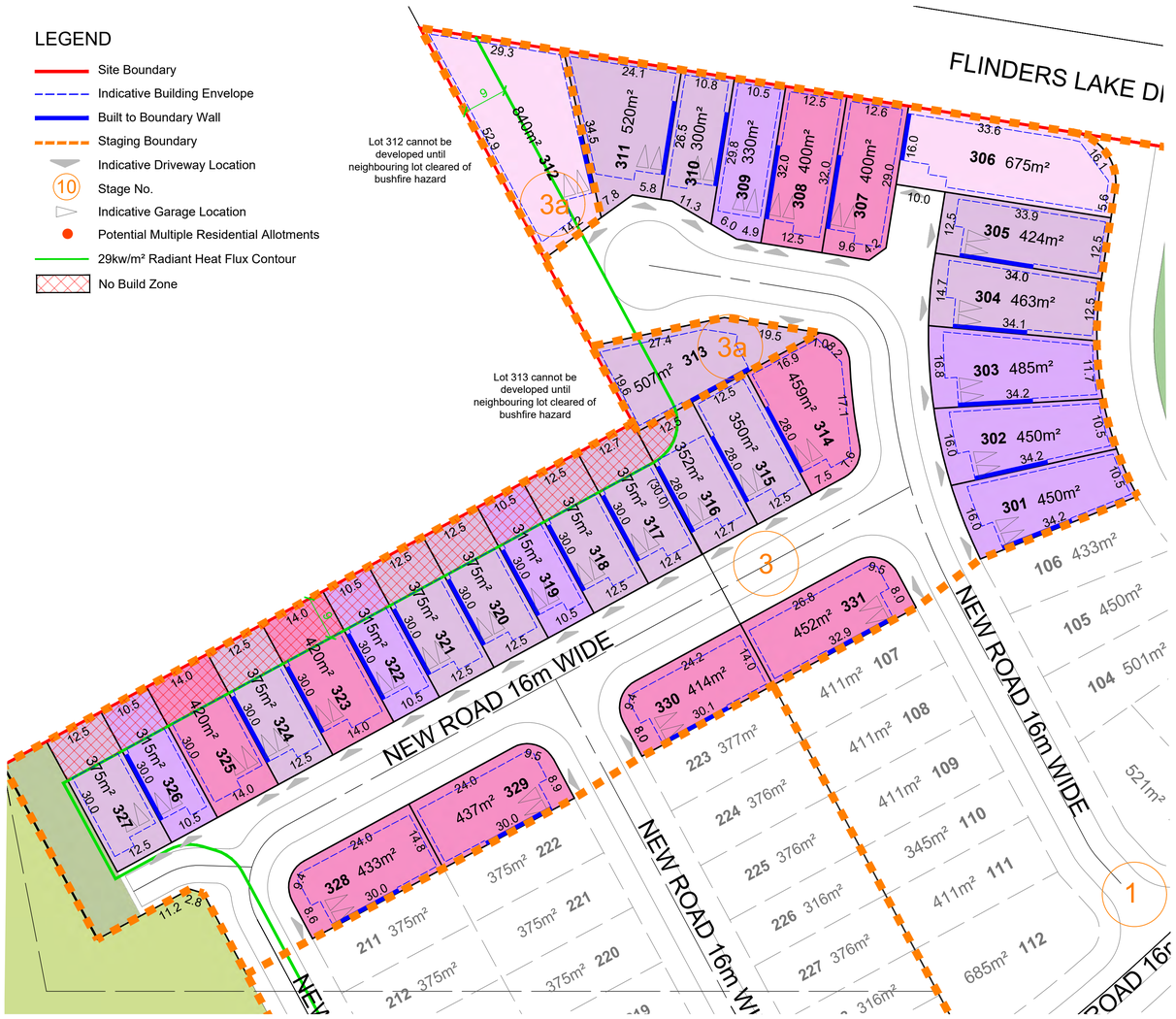
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

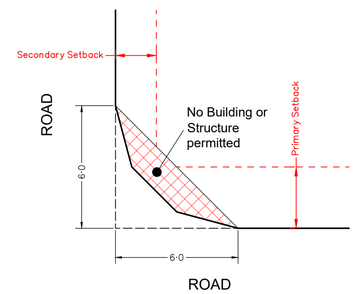
LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour
- No Build Zone



	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 03

PLAN OF DEVELOPMENT - STAGE 4

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

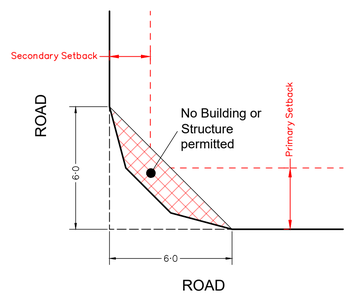
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 04

PLAN OF DEVELOPMENT - STAGE 5

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

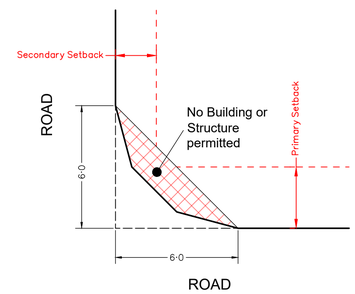
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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BOWEN HILLS | SPRINGFIELD
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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 05

PLAN OF DEVELOPMENT - STAGE 6

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

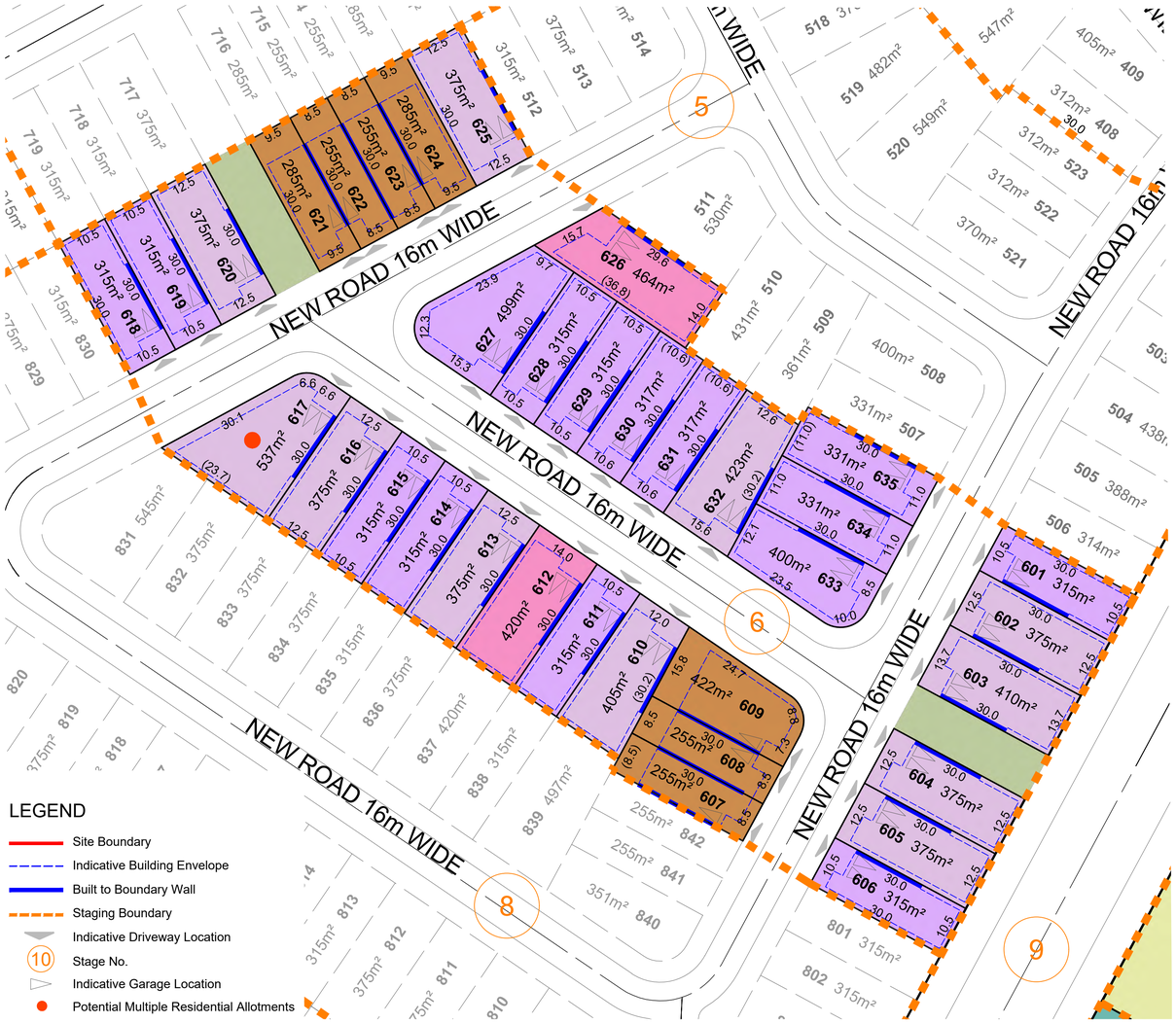
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- 10 Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

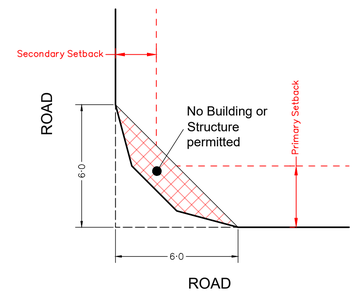
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 06

PLAN OF DEVELOPMENT - STAGE 7

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour
- No Build Zone



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

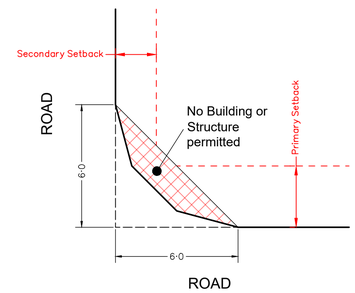
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 07

PLAN OF DEVELOPMENT - STAGE 8

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

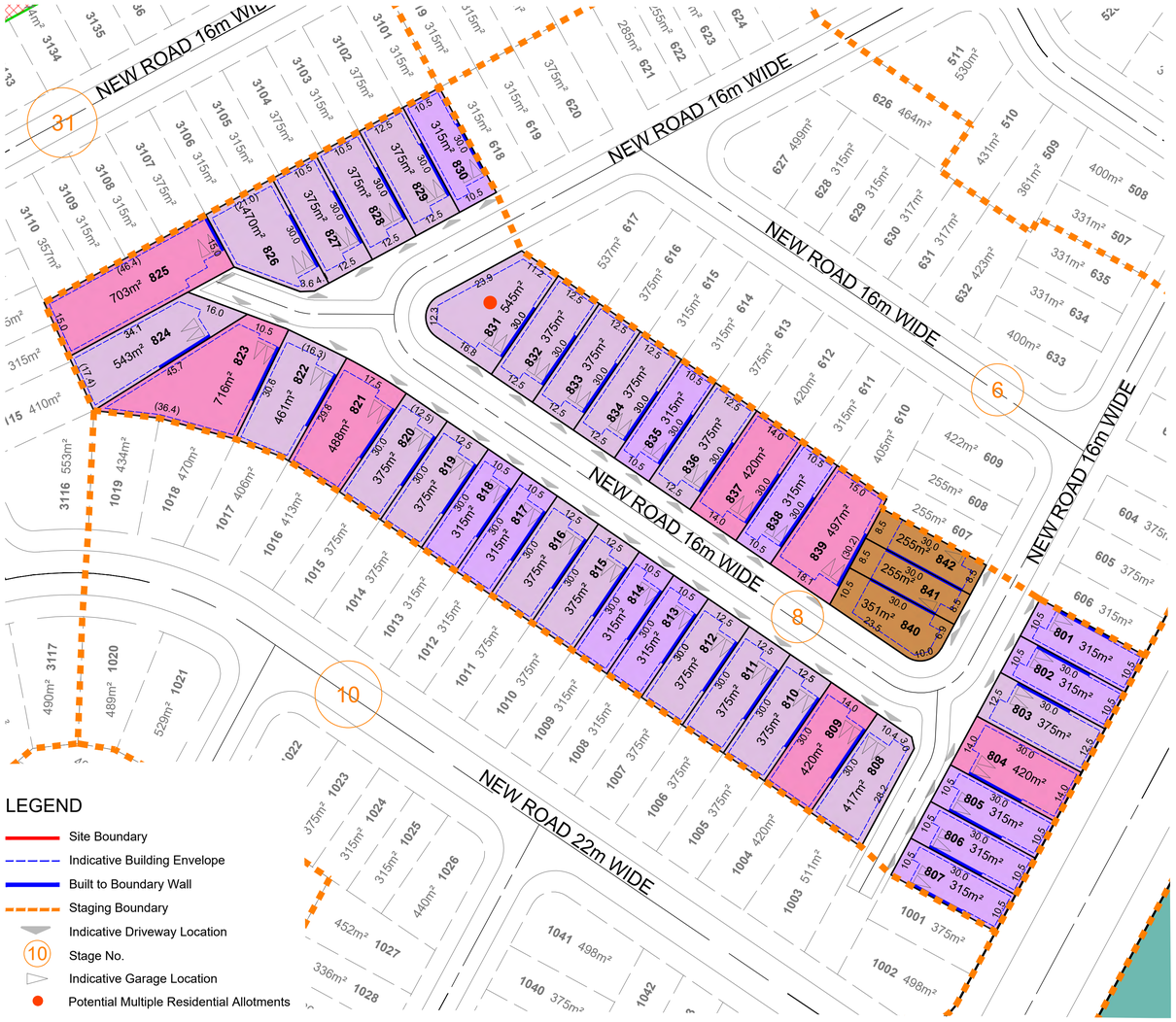
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

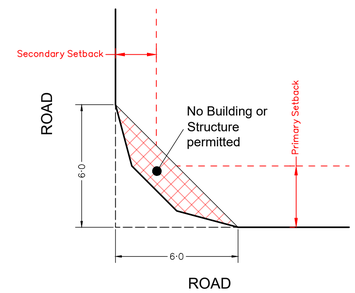
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 08

PLAN OF DEVELOPMENT - STAGE 10

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

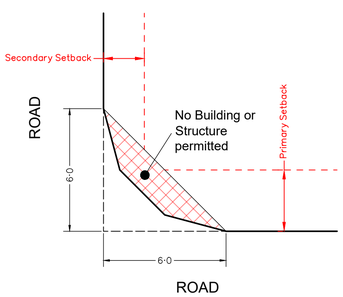
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 10

PLAN OF DEVELOPMENT - STAGE 11

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

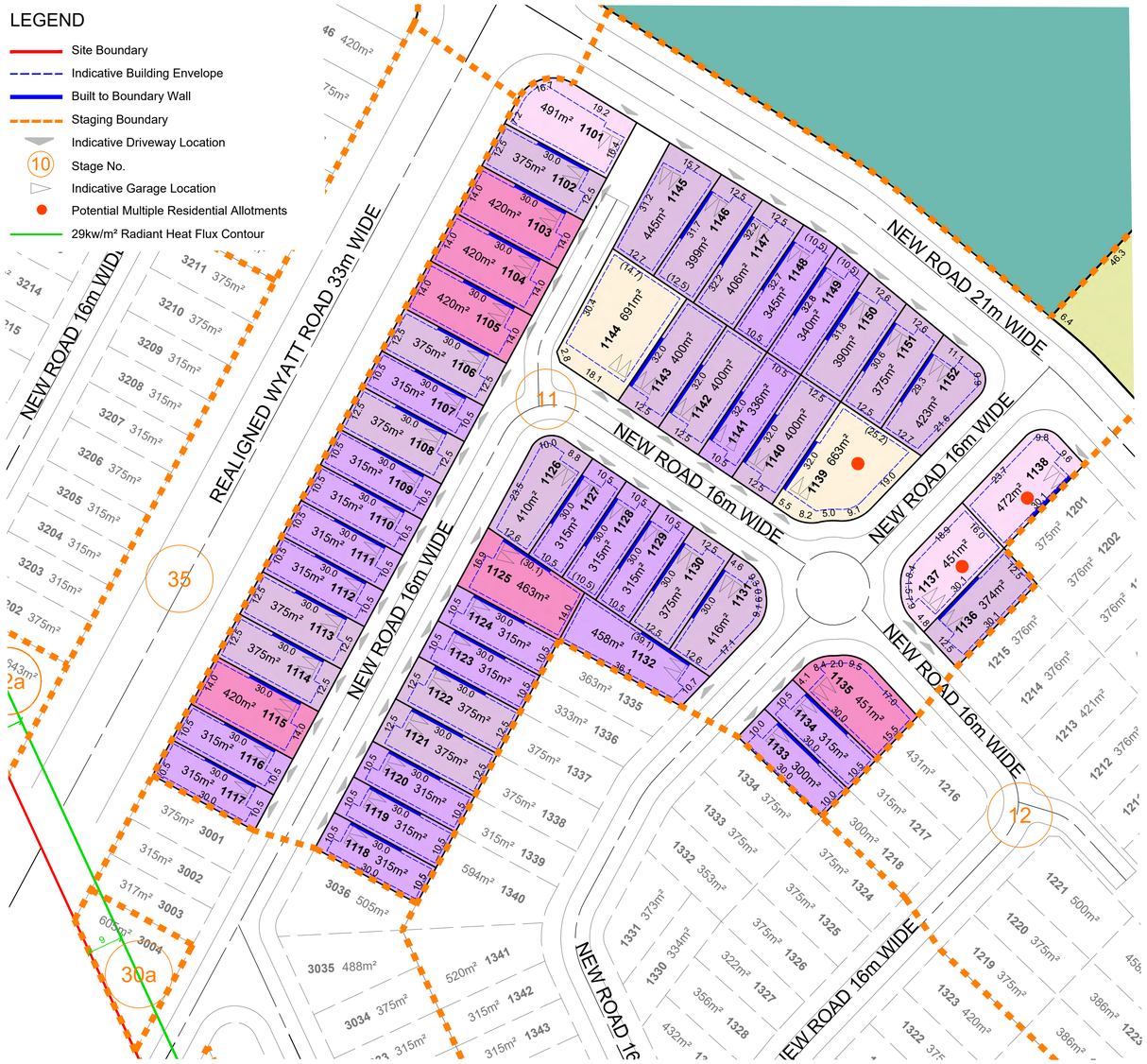
15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- 10 Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

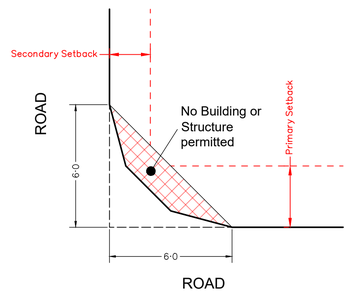
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 11

PLAN OF DEVELOPMENT - STAGE 12

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

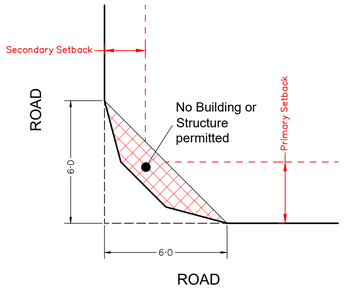
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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SOURCE
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SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

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CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 12

PLAN OF DEVELOPMENT - STAGE 13

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

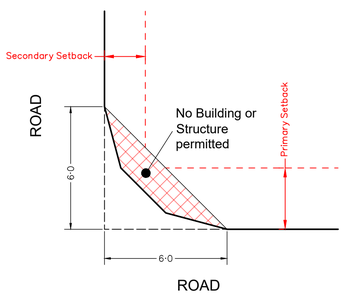
Additional Criteria for Multiple Residential Allotments

43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.
46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 13

PLAN OF DEVELOPMENT - STAGES 14 & 14a

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

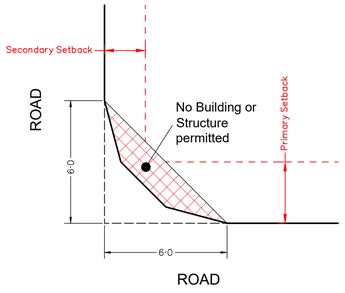
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

DRAWN
AJB

DATE
26/08/2026

RP
DESCRIPTION

DRAWING NO.
11560 P 26 Rev D - POD 14

PLAN OF DEVELOPMENT - STAGE 15

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

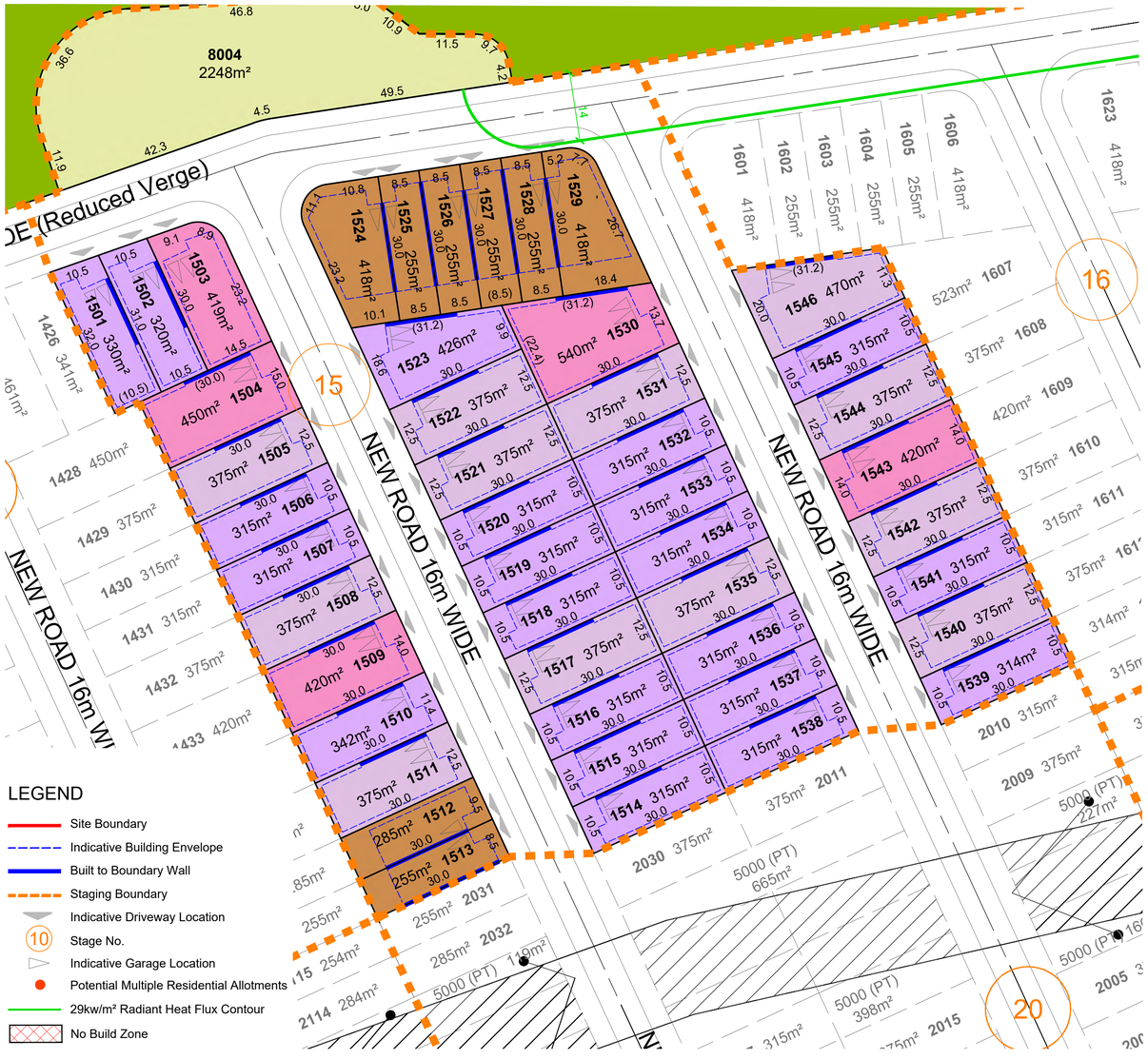
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

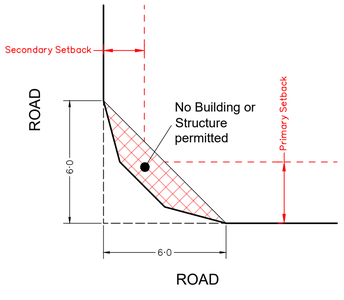
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 15

PLAN OF DEVELOPMENT - STAGE 16

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Reach of BAL 12.5
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

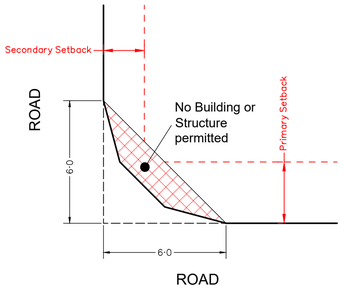
38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.
46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling
50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 16

PLAN OF DEVELOPMENT - STAGE 17

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

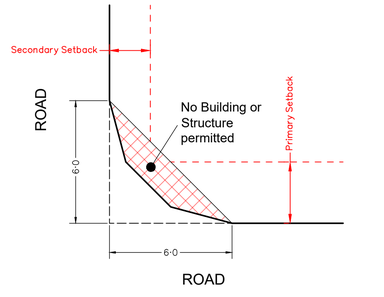
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

DRAWN
AJB

DATE
26/08/2026

RP
DESCRIPTION

DRAWING NO.
11560 P 26 Rev D - POD 17

PLAN OF DEVELOPMENT - STAGE 18

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
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    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
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Building Design and Articulation

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    a. Windows recessed into the façade; and/or
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Front Loaded Terrace Lots

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24. Double garages are not permitted on lots with a frontage smaller than 10m;

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25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
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    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

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26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

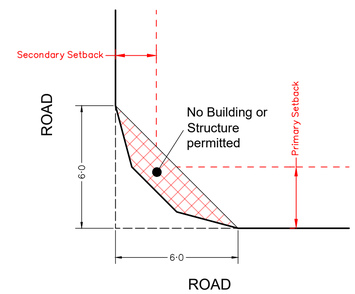
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 18

PLAN OF DEVELOPMENT - STAGE 19

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

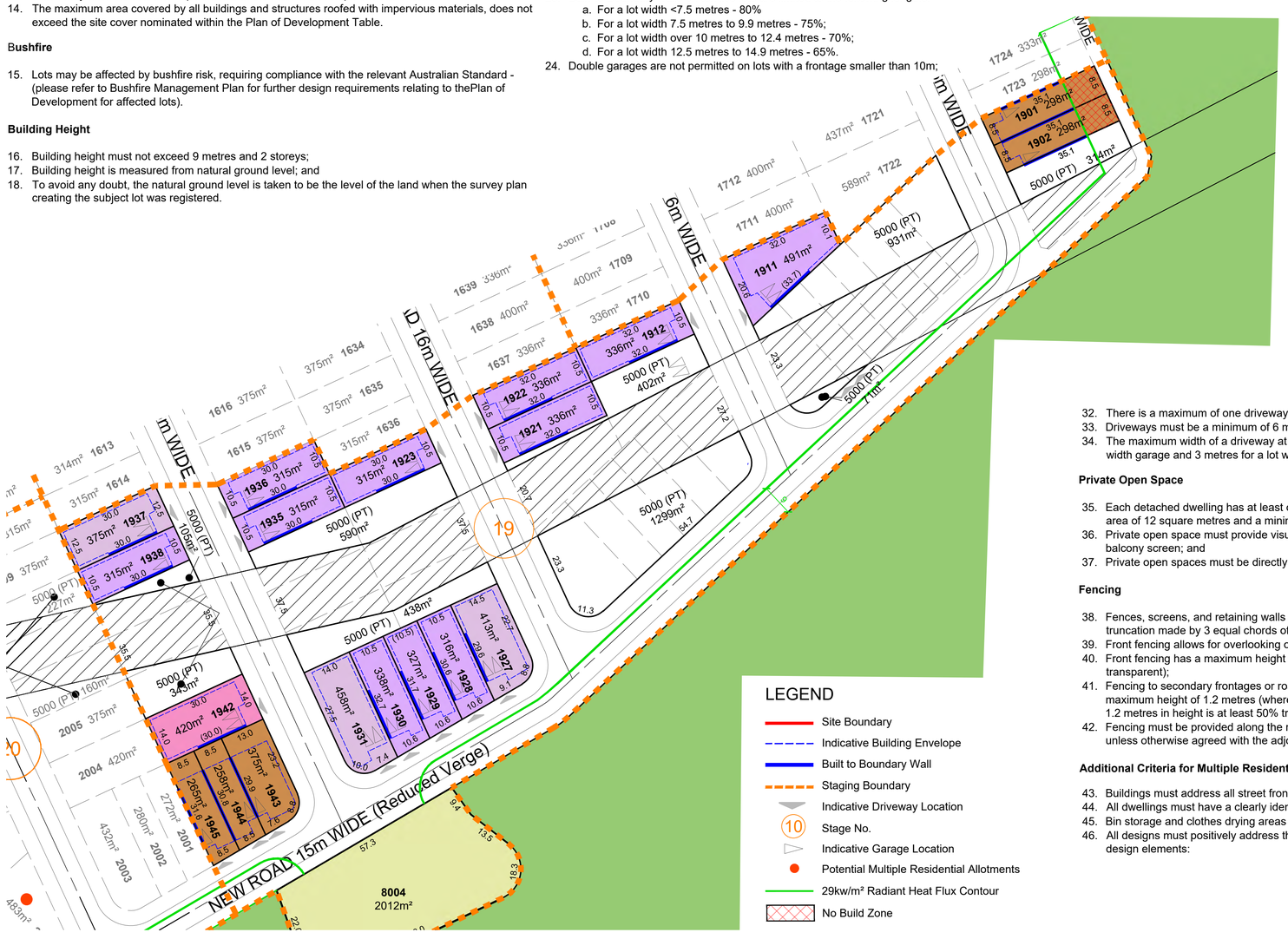
22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;



32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

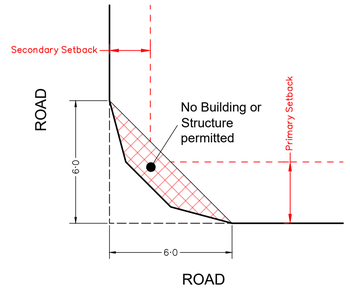
Additional Criteria for Multiple Residential Allotments

43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.
46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
       - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
       - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
       - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 19

PLAN OF DEVELOPMENT - STAGE 20

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

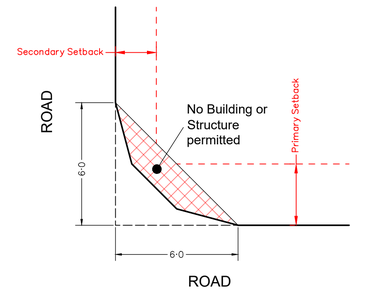
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 20

PLAN OF DEVELOPMENT - STAGE 21

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

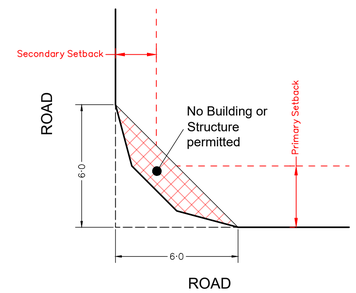
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

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CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 21

PLAN OF DEVELOPMENT - STAGE 22

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

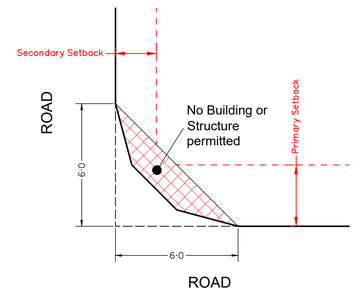
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

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CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 22

PLAN OF DEVELOPMENT - STAGE 23

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

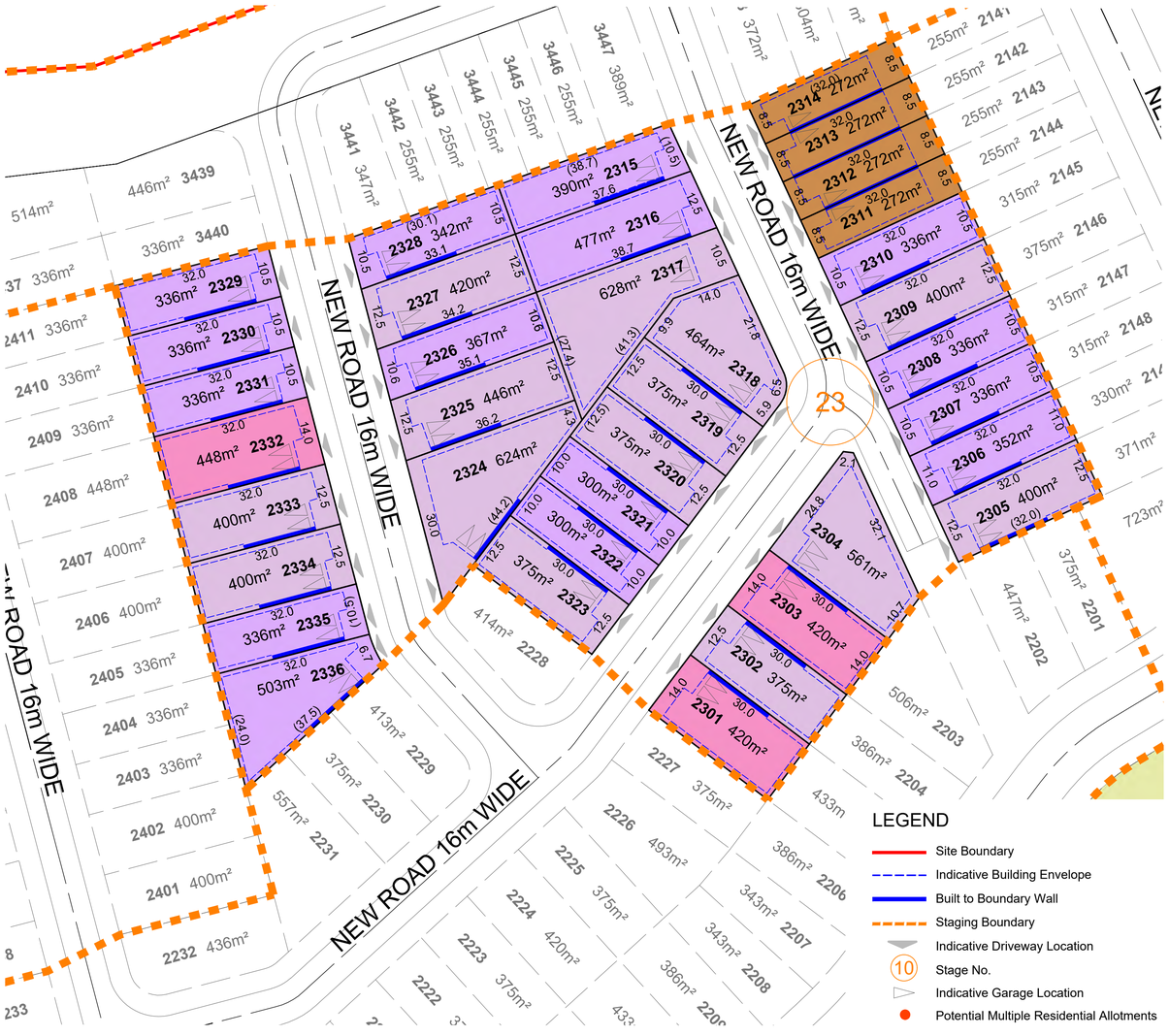
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

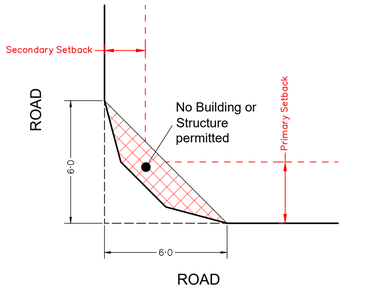
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

DRAWN
AJB

DATE
26/08/2026

RP
DESCRIPTION

DRAWING NO.
11560 P 26 Rev D - POD 23

PLAN OF DEVELOPMENT - STAGE 24

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

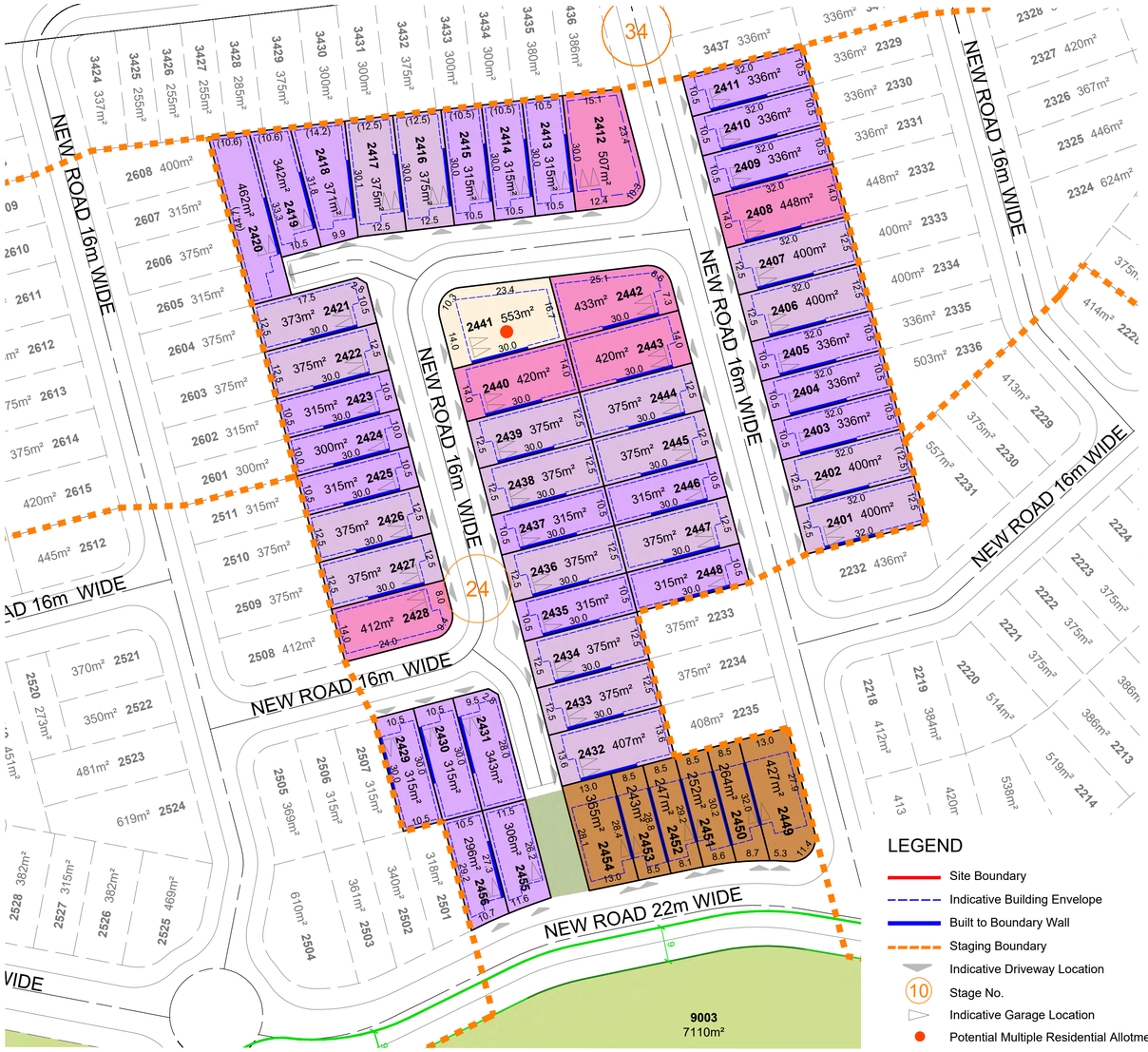
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8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
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Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
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    c. Variation to roof form; and/or
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    b. For a lot width 7.5 metres to 9.9 metres - 75%;
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    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
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    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
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27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
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31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
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Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

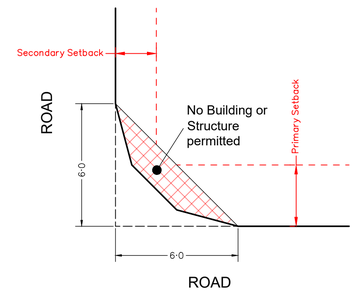
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 24

PLAN OF DEVELOPMENT - STAGE 25

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
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    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

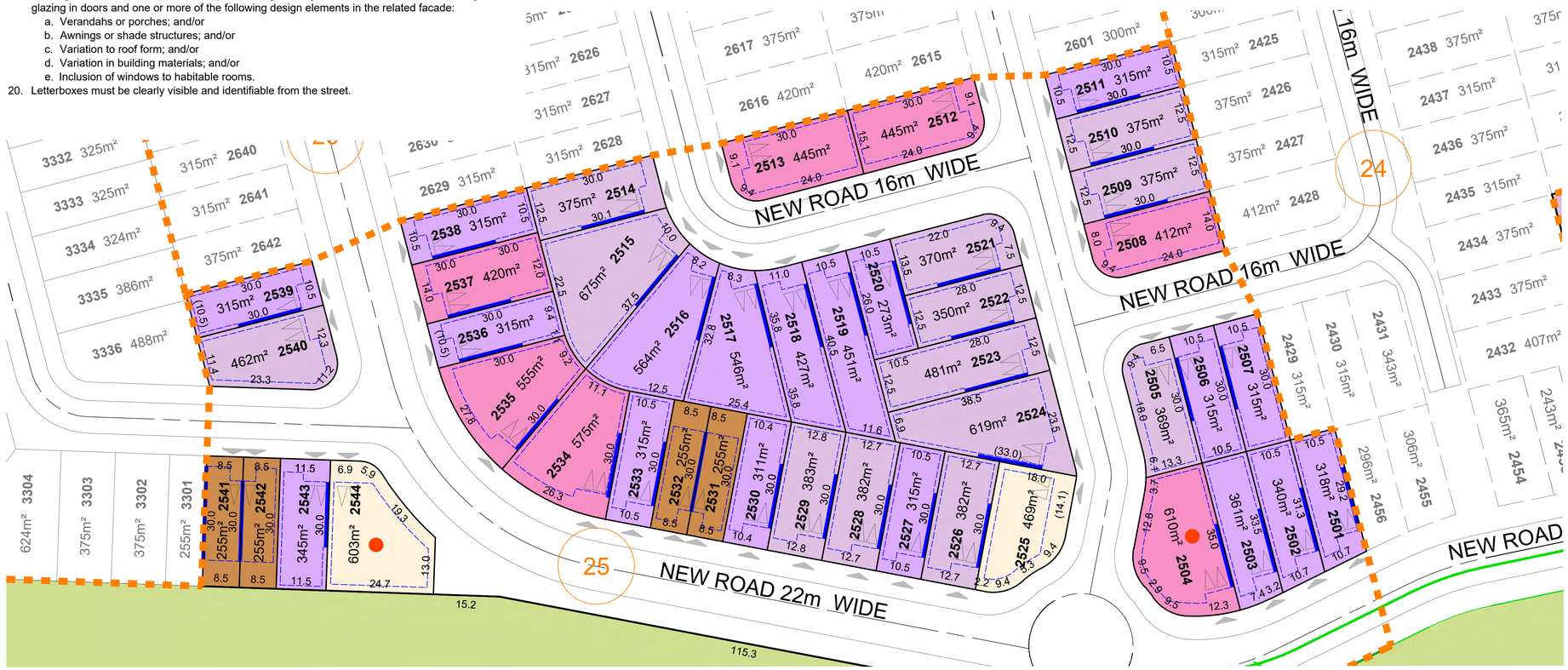
Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

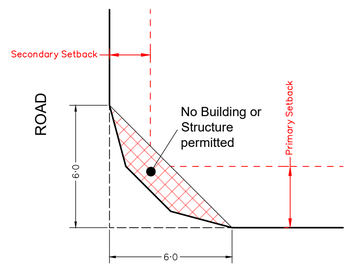
Additional Criteria for Multiple Residential Allotments

43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.
46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling
50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							



SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- 10 Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

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PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 25

PLAN OF DEVELOPMENT - STAGE 26

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

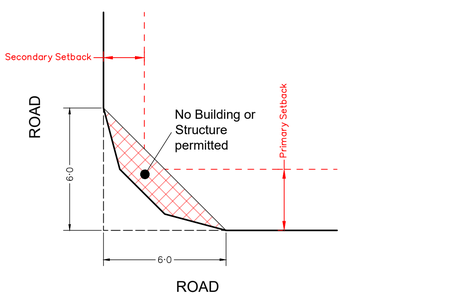
38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

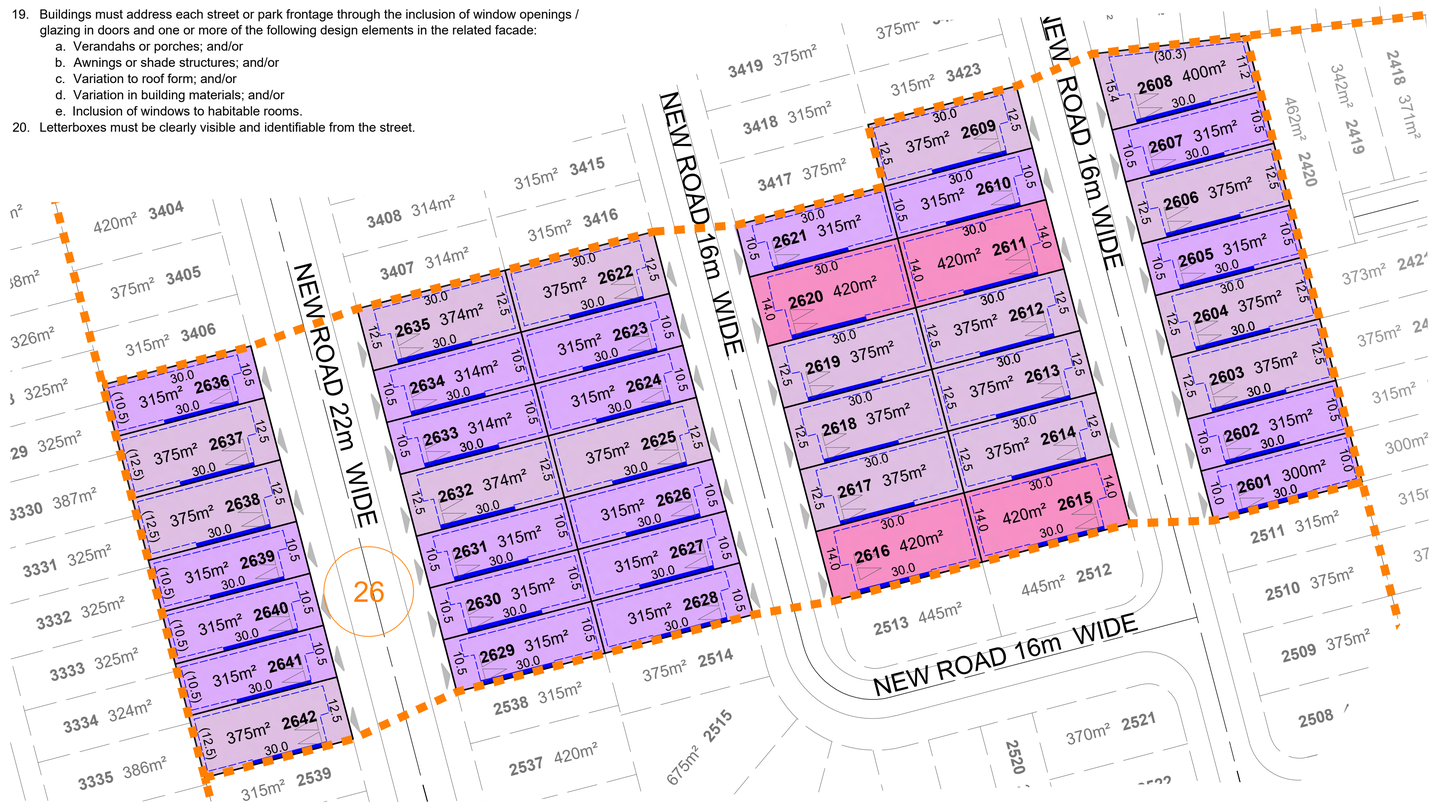
Additional Criteria for Multiple Residential Allotments

43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.
46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling
50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS





LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- 10 Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 26

PLAN OF DEVELOPMENT - STAGE 27

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

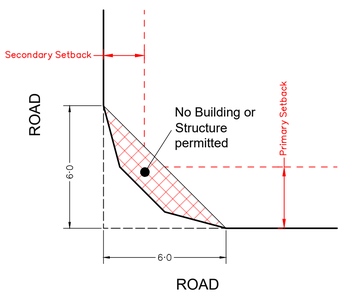
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 27

PLAN OF DEVELOPMENT - STAGE 28

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

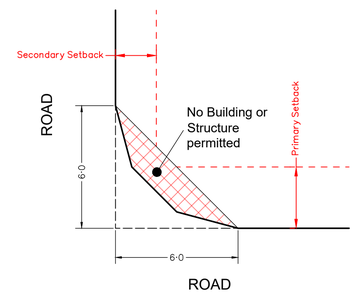
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 28

PLAN OF DEVELOPMENT - STAGE 29

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

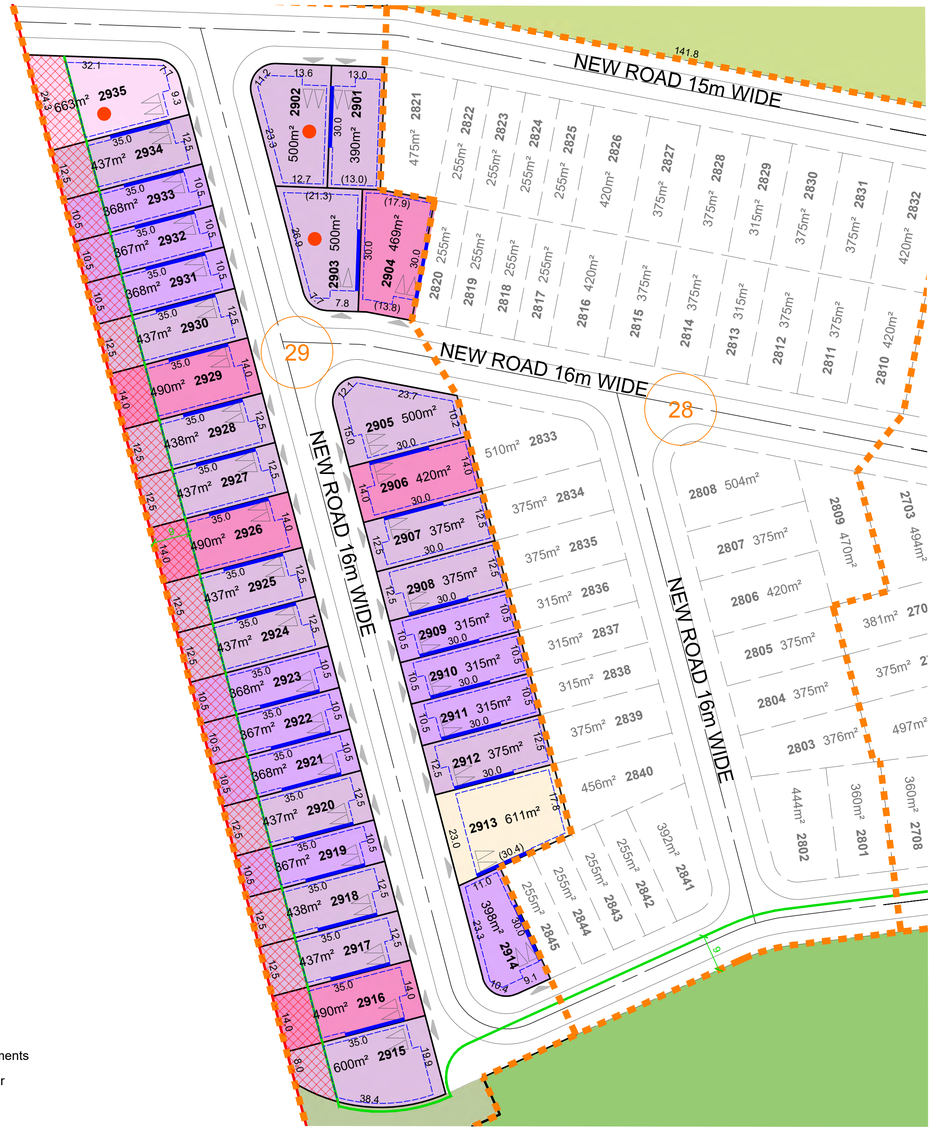
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



10

P310604

LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour
- No Build Zone

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

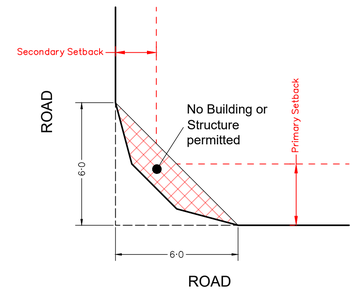
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 29

PLAN OF DEVELOPMENT - STAGE 30

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION



Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

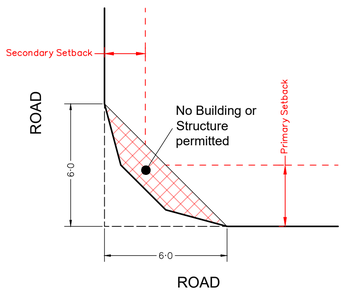
38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.
46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
       - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
       - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
       - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling
50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- 10 Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour
- No Build Zone

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

DRAWN
AJB

DATE
26/08/2026

RP
DESCRIPTION

DRAWING NO.
11560 P 26 Rev D - POD 30

PLAN OF DEVELOPMENT - STAGE 31

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

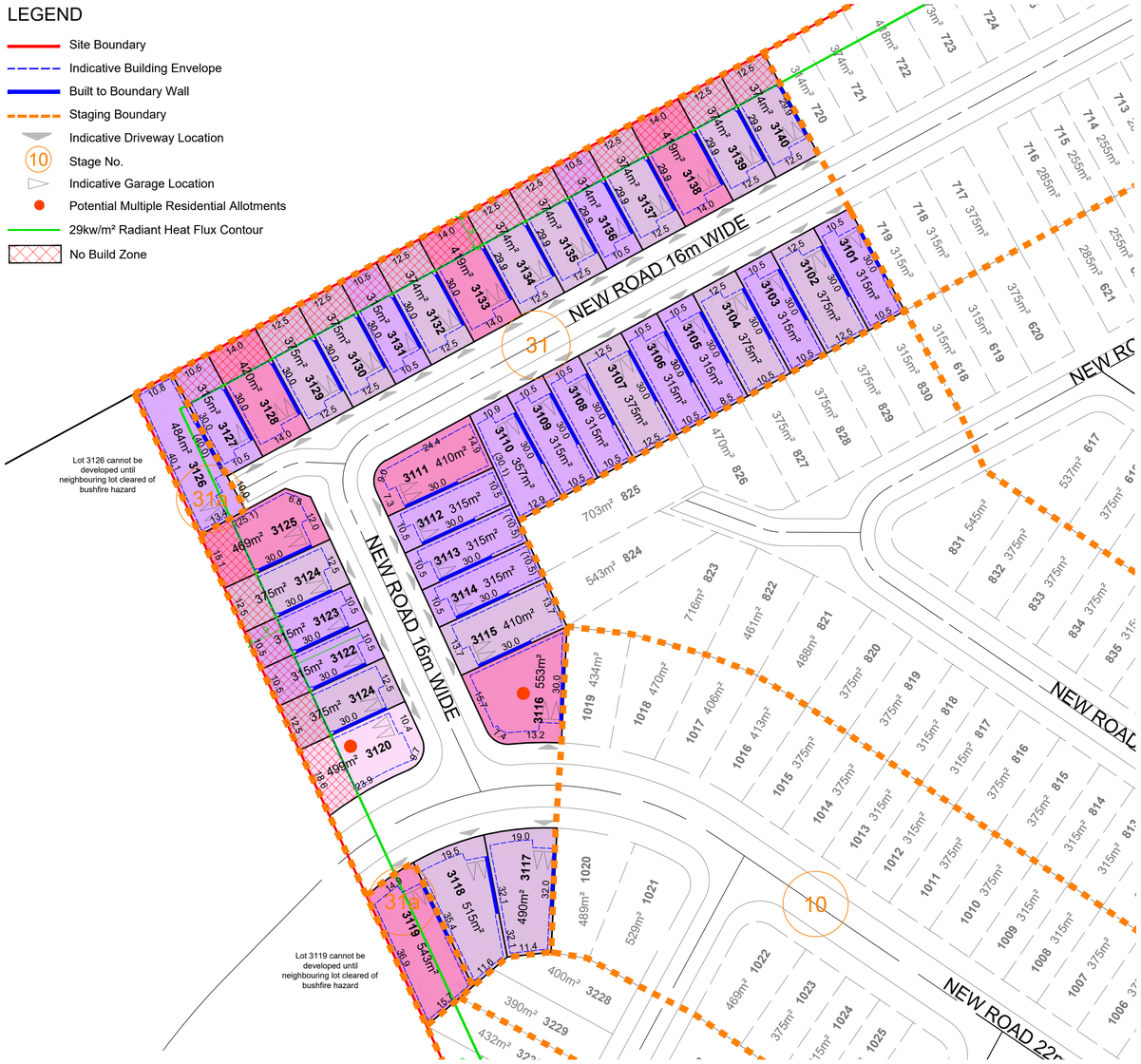
15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour
- No Build Zone



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

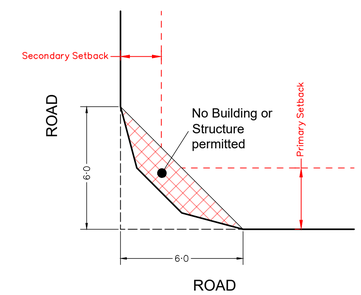
38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.
46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling
50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 31

PLAN OF DEVELOPMENT - STAGE 32

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour
- No Build Zone

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

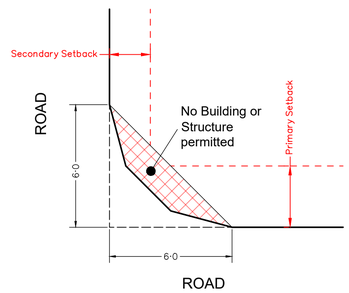
38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.
46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling
50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

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CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 32

PLAN OF DEVELOPMENT - STAGE 33

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

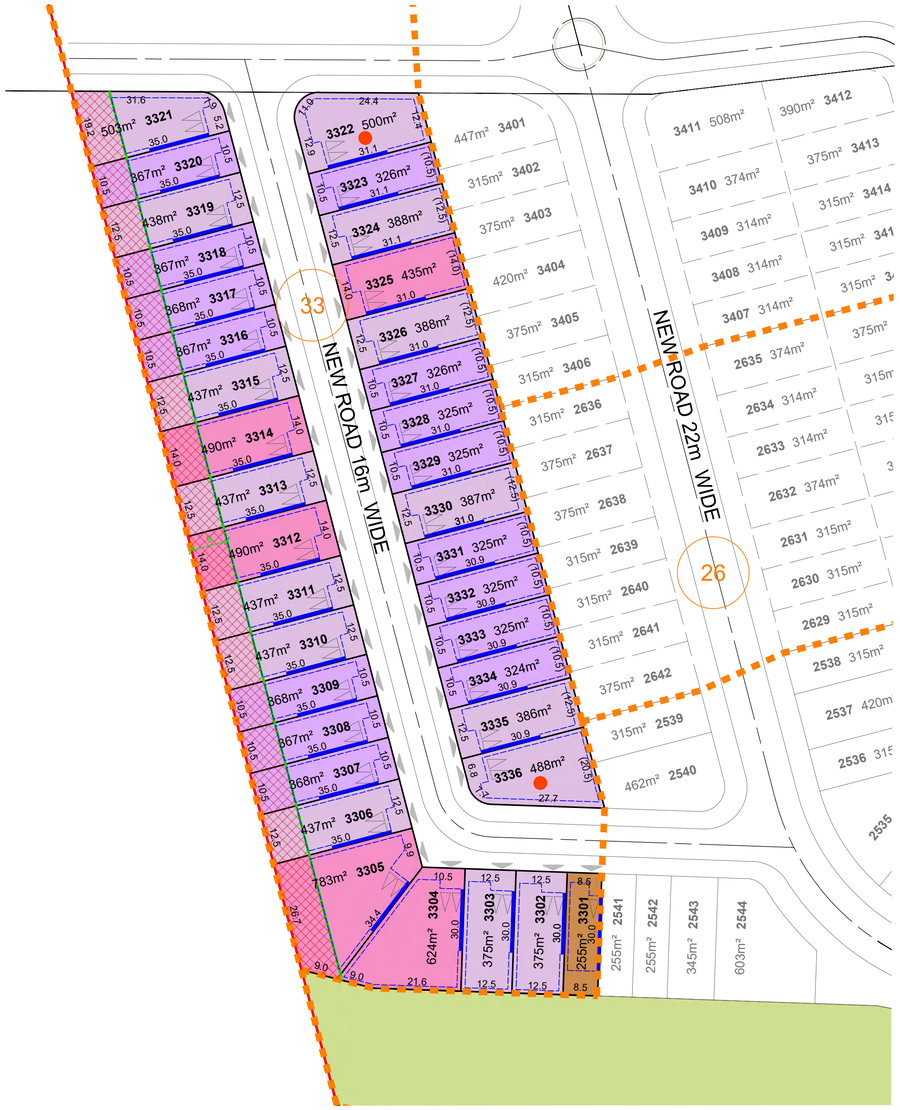
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour
- No Build Zone

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

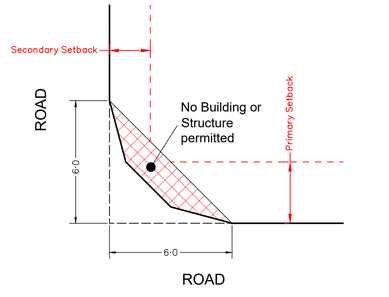
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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STATE OVERLAYS: QUEENSLAND GOVERNMENT
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CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 33

PLAN OF DEVELOPMENT - STAGE 34

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

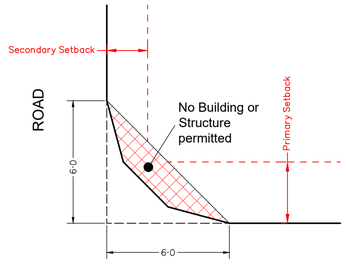
Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

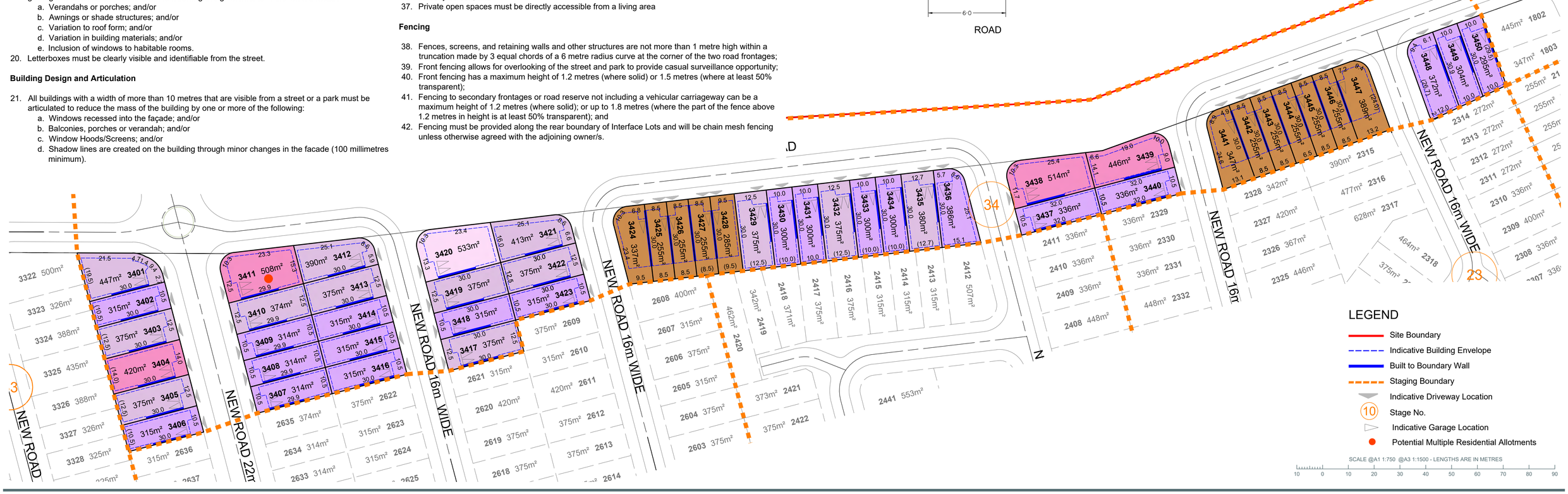
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.
46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
       - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
       - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
       - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							



Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 34

PLAN OF DEVELOPMENT - STAGE 36

Notes:

Setbacks and Site Cover

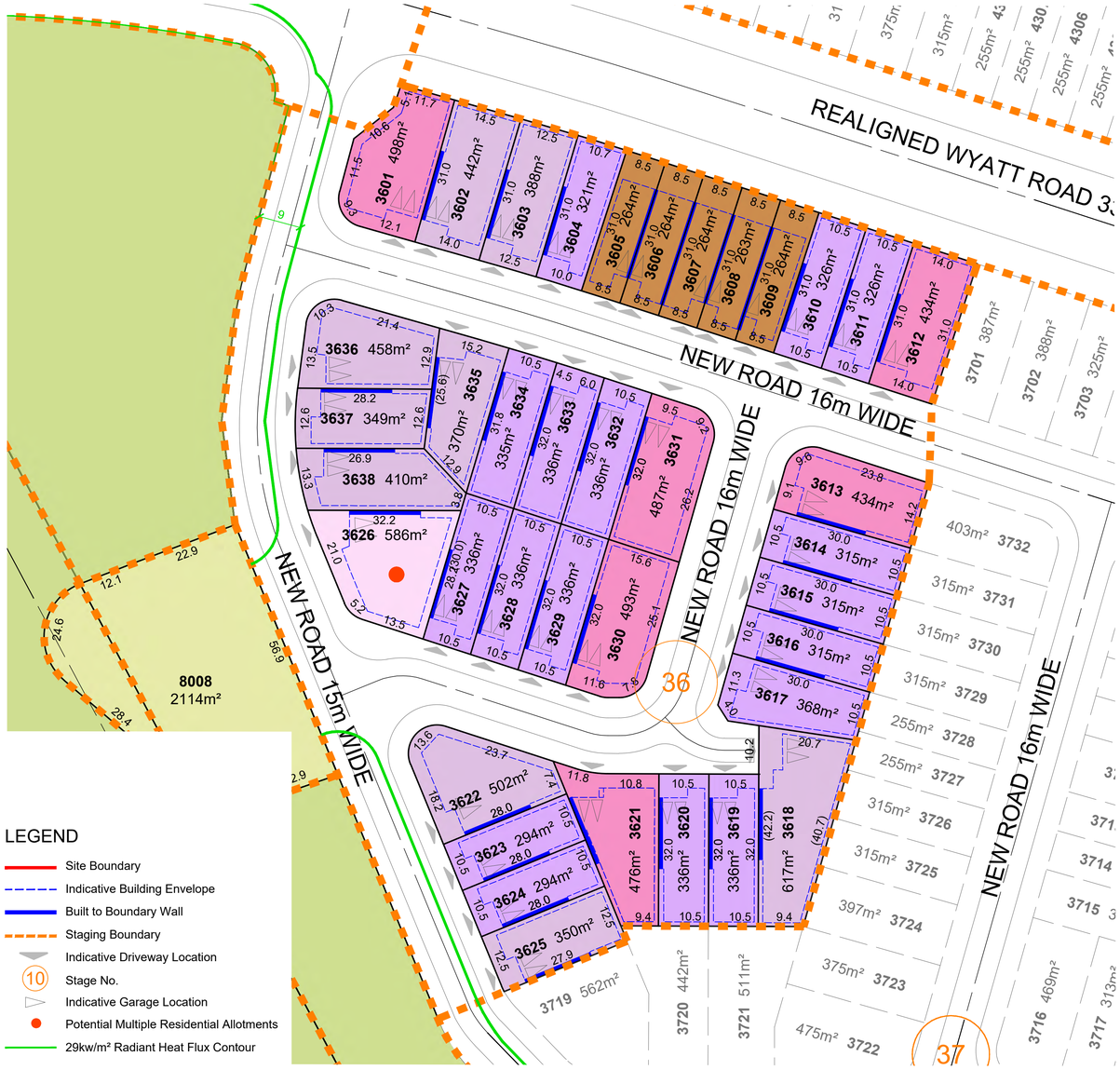
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8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
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10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
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    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
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23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

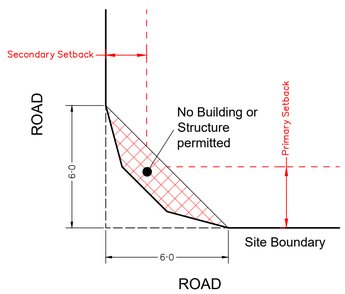
Additional Criteria for Multiple Residential Allotments

43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling
50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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BOWEN HILLS | SPRINGFIELD
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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 36

PLAN OF DEVELOPMENT - STAGE 37

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

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LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

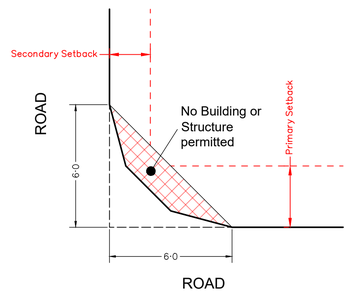
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 37

PLAN OF DEVELOPMENT - STAGE 40

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

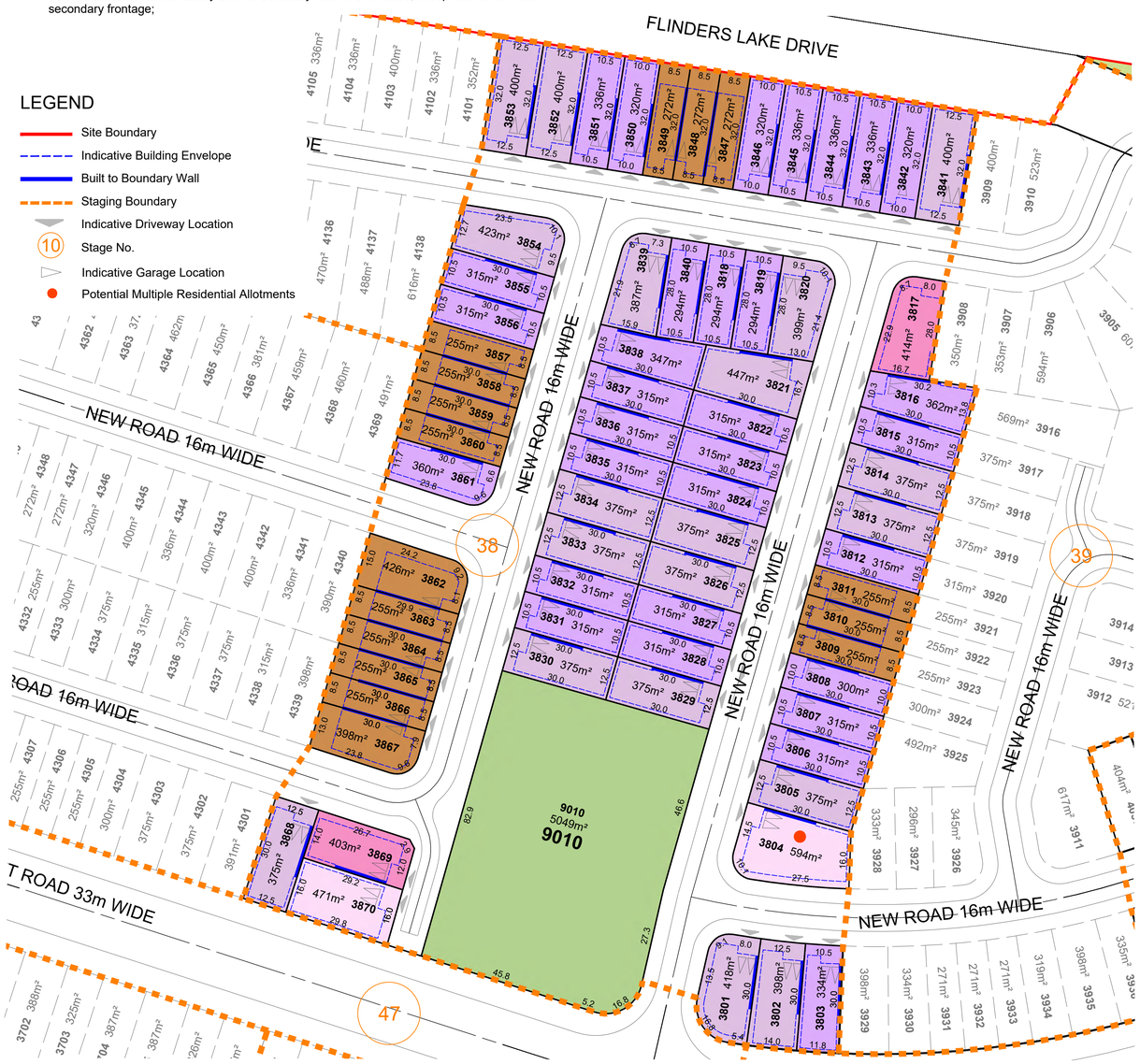
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

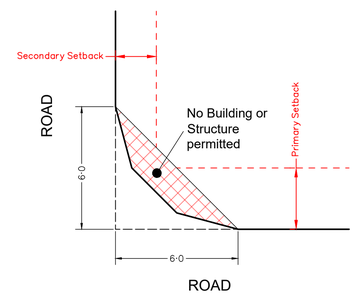
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:800 @A3 1:1600 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 38

PLAN OF DEVELOPMENT - STAGE 39

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

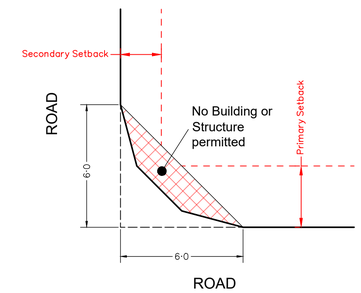
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 39

PLAN OF DEVELOPMENT - STAGE 38

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

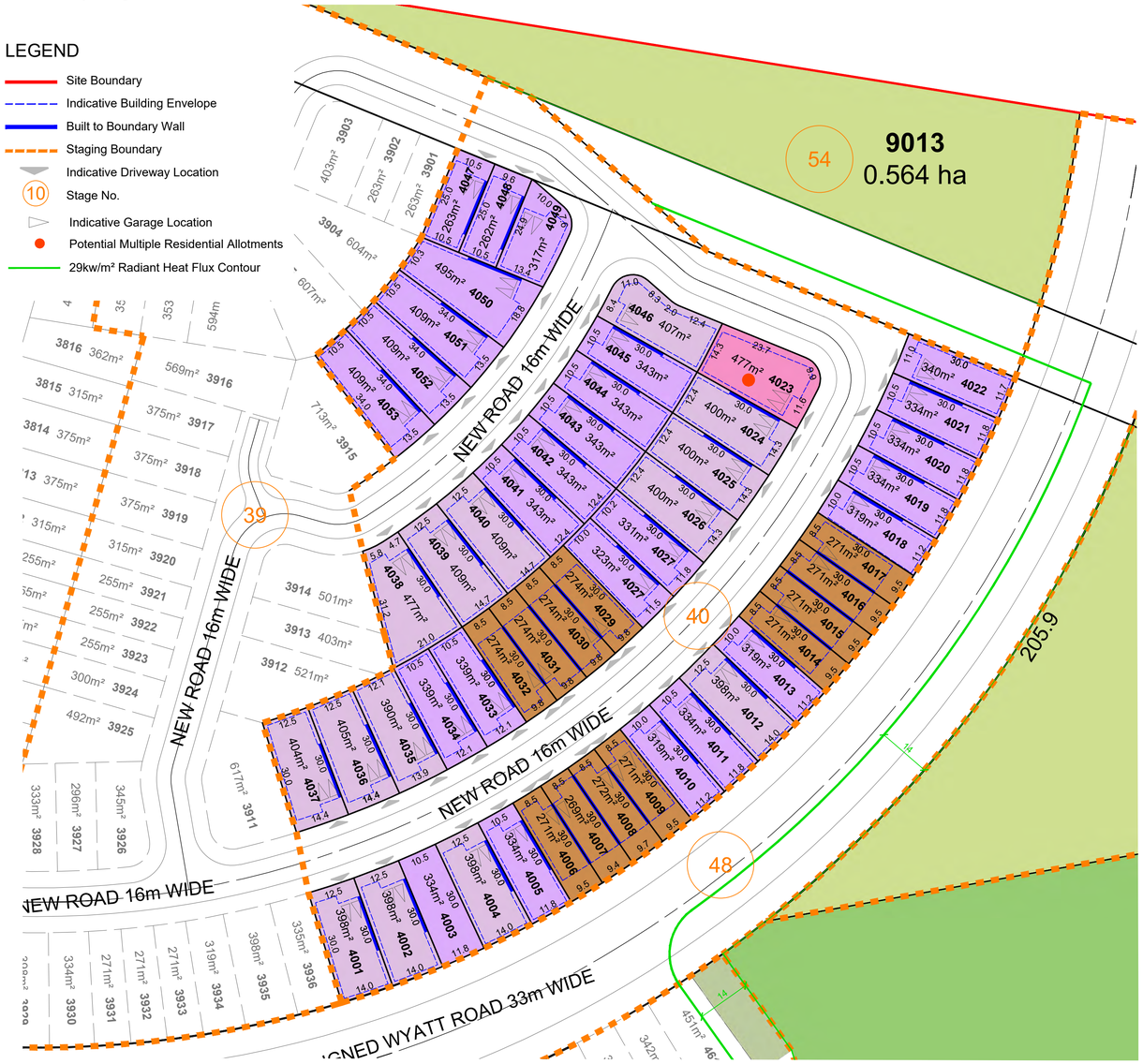
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

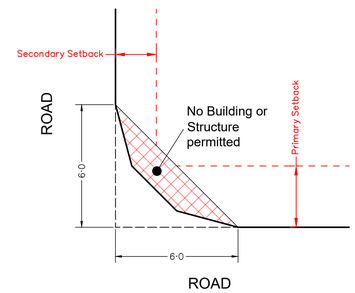
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 40

PLAN OF DEVELOPMENT - STAGE 41

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

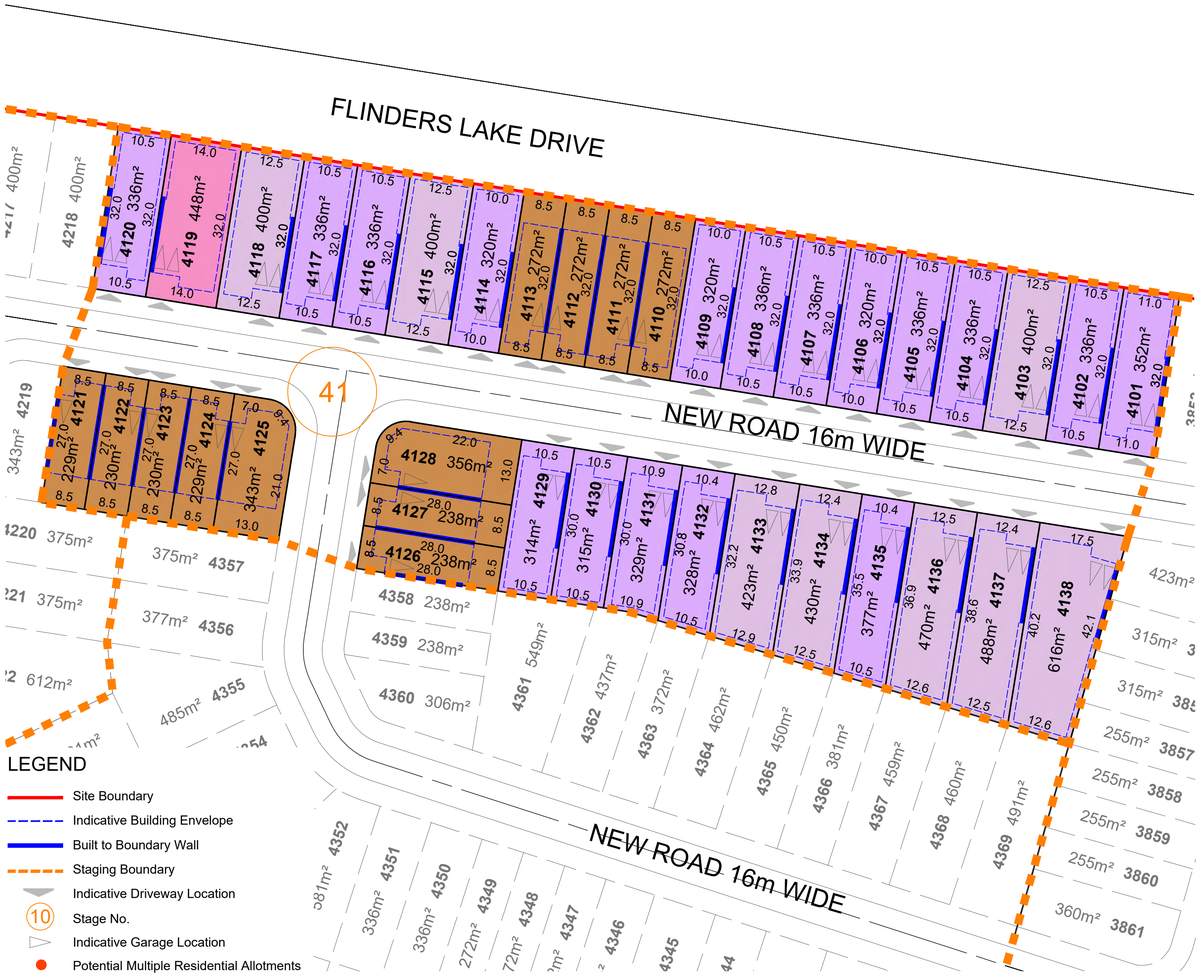
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3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

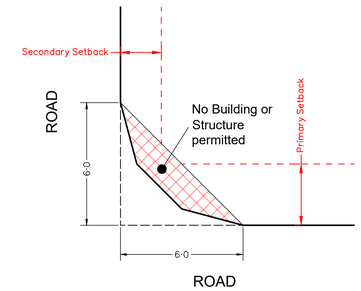
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44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 41

PLAN OF DEVELOPMENT - STAGE 42

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

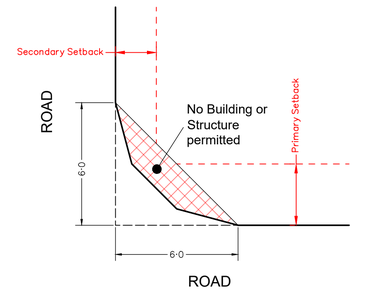
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 42

PLAN OF DEVELOPMENT - STAGE 43

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

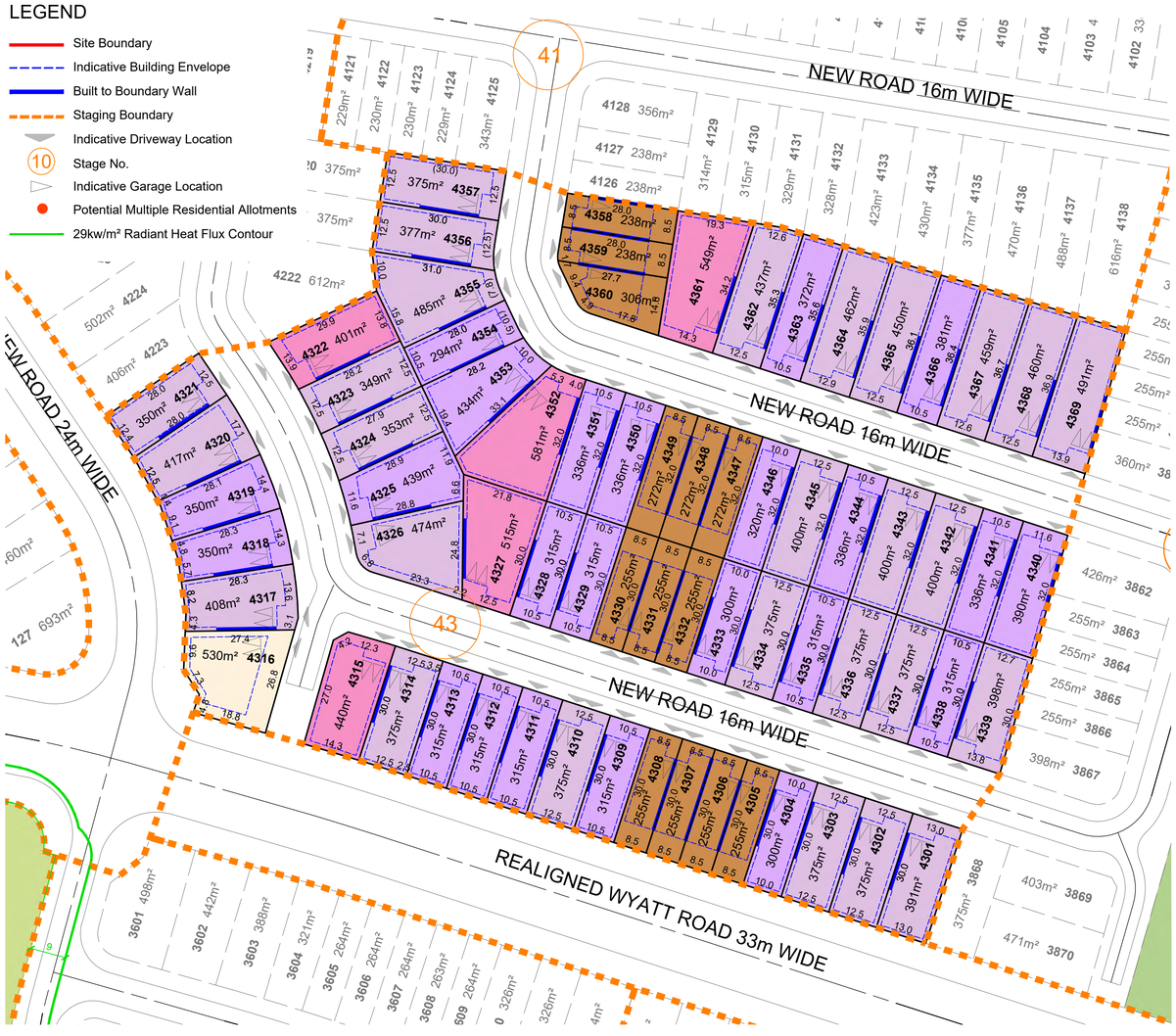
15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- 10 Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

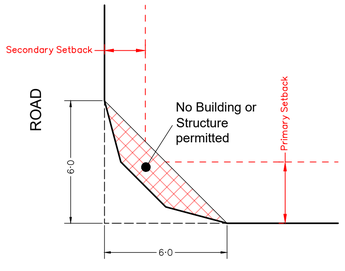
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL

SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

DRAWN
AJB

DATE
26/08/2026

RP
DESCRIPTION

DRAWING NO.
11560 P 26 Rev D - POD 43

PLAN OF DEVELOPMENT - STAGE 44

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

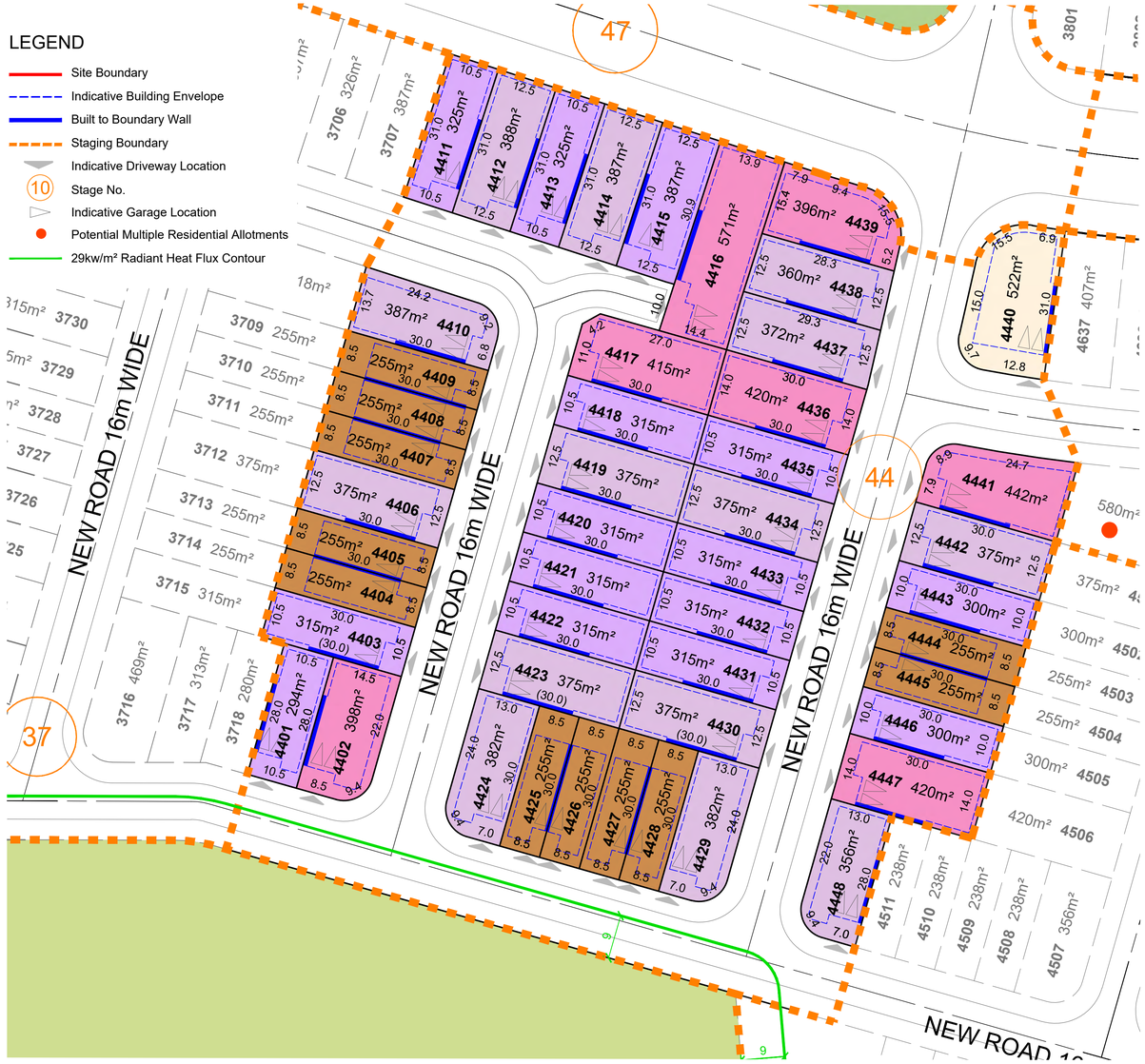
1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

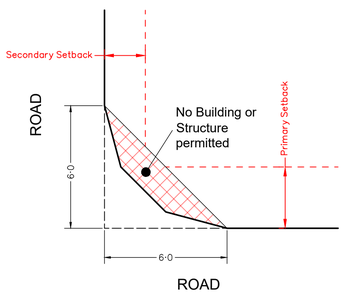
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 44

PLAN OF DEVELOPMENT - STAGE 45

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.



Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

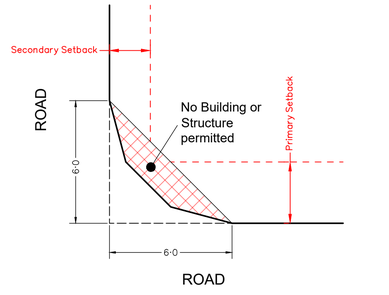
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

Saunders Havill
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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: COMPILED FROM RECORDS
CONTOURS: ELVIS - LIDAR (2016)
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 45

PLAN OF DEVELOPMENT - STAGE 46

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Must comply with Multiple Residential Allotment setbacks.
2. Setbacks are as per the Plan of Development Table unless otherwise specified;
3. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
4. All setbacks are measured to the wall of the structure;
5. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
6. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
7. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
8. For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
9. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
10. With the exception of Terrace lots, Built-to Boundary walls are optional, however if a Built-to Boundary wall is proposed it must be constructed on the side indicated.
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.

Bushfire

15. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard - (please refer to Bushfire Management Plan for further design requirements relating to thePlan of Development for affected lots).

Building Height

16. Building height must not exceed 9 metres and 2 storeys;
17. Building height is measured from natural ground level; and
18. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

Streetscape Presentation

19. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
20. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

21. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Front Loaded Terrace Lots

22. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
23. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
24. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

25. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

26. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
27. Car parking may be provided in tandem;
28. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
29. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
30. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
31. Garages are to be constructed in the location identified within the Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
32. There is a maximum of one driveway per dwelling unless a corner lot;
33. Driveways must be a minimum of 6 metres from the intersection of a street; and
34. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

Private Open Space

35. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
36. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
37. Private open spaces must be directly accessible from a living area

Fencing

38. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
39. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
40. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
41. Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
42. Fencing must be provided along the rear boundary of Interface Lots and will be chain mesh fencing unless otherwise agreed with the adjoining owner/s.

Additional Criteria for Multiple Residential Allotments

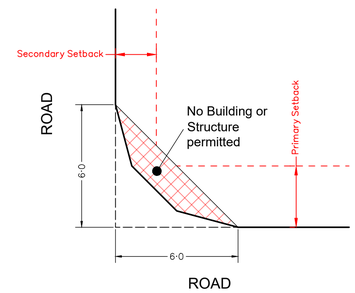
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Bin storage and clothes drying areas must not be visible from any street frontage.

46. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
47. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
48. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.
    e. Or communal open space is provided which:
    f. Has an area of at least 25% of the area of the lot; and
    g. is of a shape which can include a circle with a 4.0m diameter.
49. One dwelling is to include a double story dwelling

50. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							●
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- 10 Stage No.
- Indicative Garage Location
- Potential Multiple Residential Allotments
- 29kw/m² Radiant Heat Flux Contour
- No Build Zone



SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90

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LOCAL OVERLAYS: LOGAN CITY COUNCIL

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

RP
DESCRIPTION

DRAWN
AJB

DATE
26/08/2026

DRAWING NO.
11560 P 26 Rev D - POD 46

Appendix C

Landscape Masterplan

Landscape Concept Design

WYATT ROAD
KAGARU QLD 4285

March 2026 | 11560 | Issue G

Prepared for
WelCo Group Pty Ltd

Saunders Havill®

PATHWAYS TO SUCCESS



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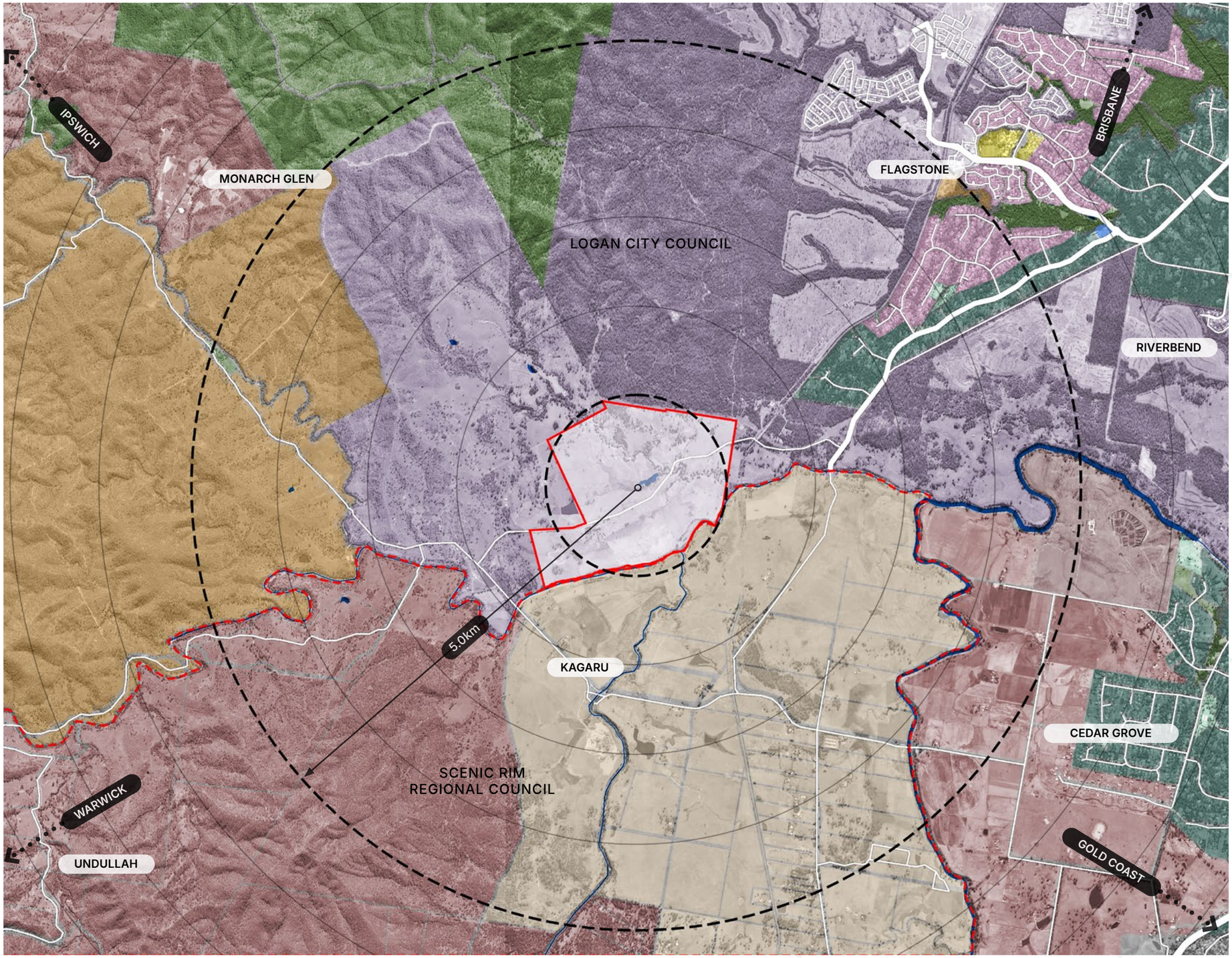
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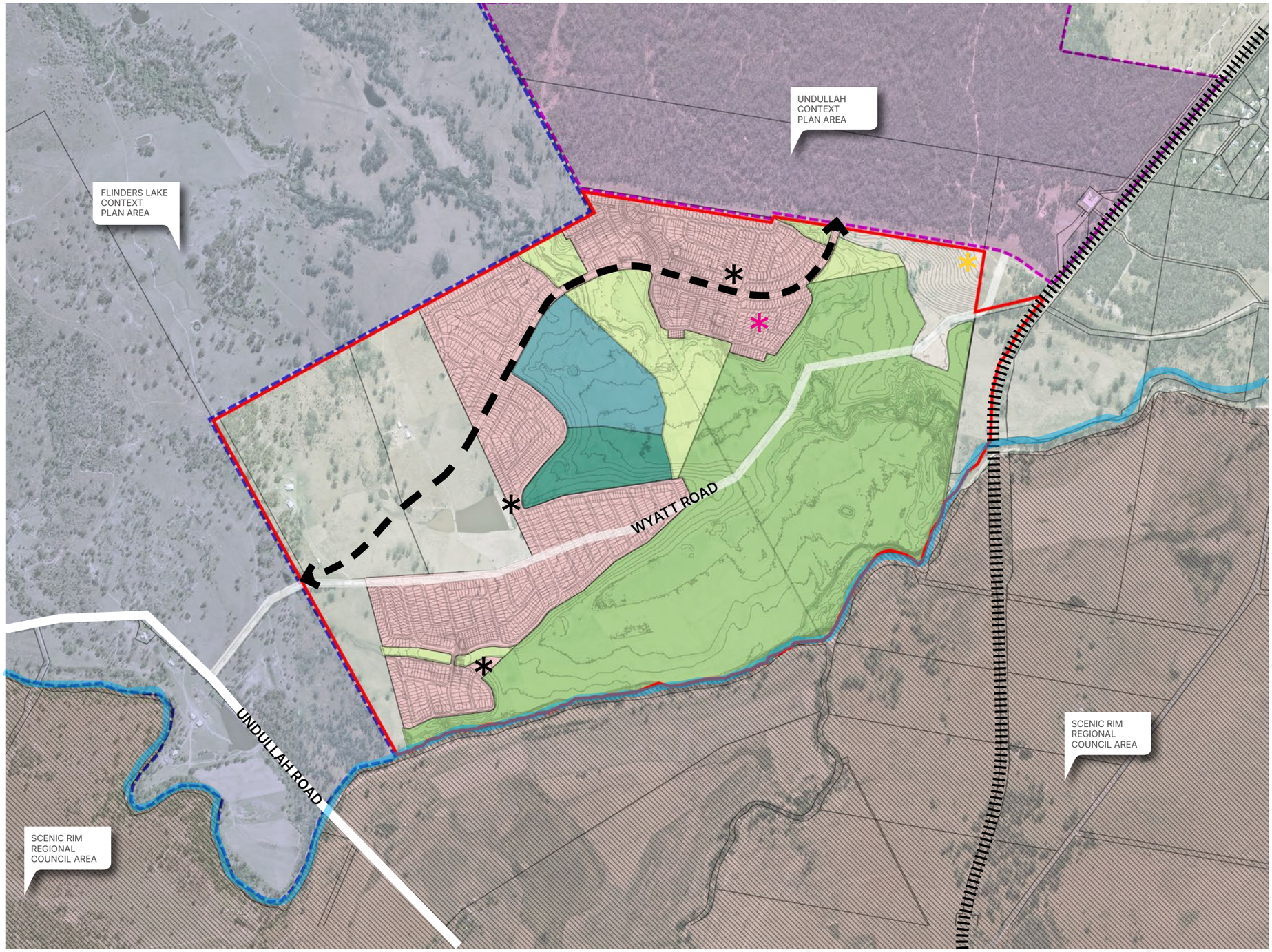
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LEGEND

- SITE LOCATION
- CATCHMENT
- LOW DENSITY RESIDENTIAL
- PRIORITY DEVELOPMENT AREA
- RECREATION AND OPEN SPACE
- ENVIRONMENTAL AND CONSERVATION
- SPECIAL PURPOSE
- COMMUNITY FACILITIES
- EMERGING COMMUNITY
- CENTRE
- RURAL
- RURAL RESIDENTIAL



LEGEND

- CONTEXT PLAN AREA
- SCENIC RIM REGIONAL COUNCIL AREA
- FLINDERS LAKE CONTEXT PLAN AREAS
- UNDULLAH CONTEXT PLAN AREA
- URBAN RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MAJOR LINEAR OPEN SPACE
- LOCAL LINEAR CORRIDOR
- POTENTIAL REGIONAL SPORTS PARK
- REGIONAL RECREATION PARK
- ENVIRONMENTAL PARK
- TEVIOT BROOK
- RAILWAY LINE
- REALIGNED WYATT ROAD
- POTENTIAL LOCAL CENTRE (approx. 200m²)
- NEIGHBOURHOOD RECREATION PARK
- POTENTIAL SCHOOL SITE

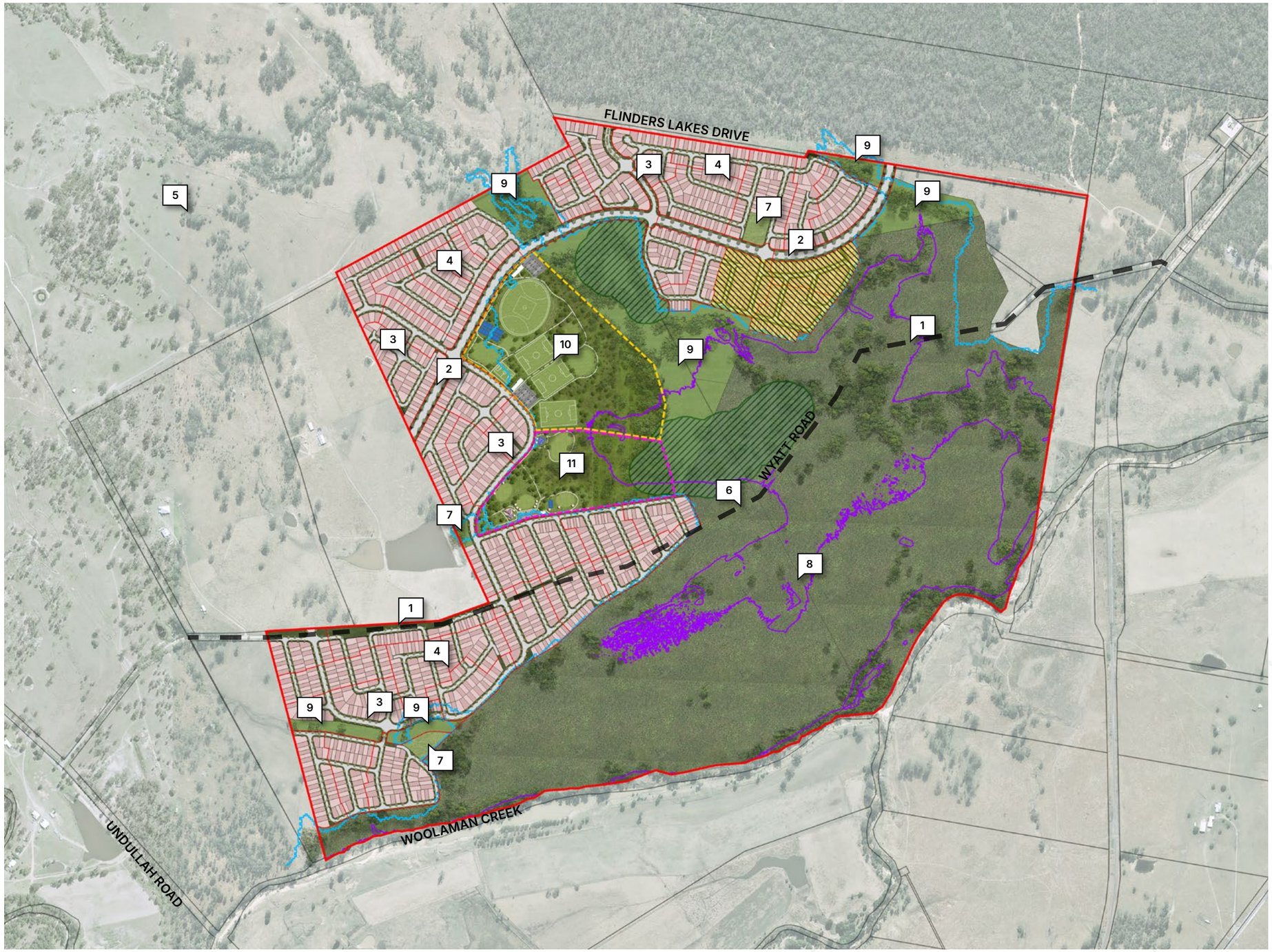
LANDSCAPE MASTERPLAN







SITE CHARACTER



LEGEND

- AREA OF WORKS BOUNDARY
- STAGE BOUNDARY
- REGIONAL DISTRICT SPORTS PARK AREA = 17HA
- REGIONAL DISTRICT REC PARK AREA = 10HA
- Q5 FLOOD ZONE
- Q20 FLOOD ZONE
- WETLAND REHABILITATION AREA
- POTENTIAL SCHOOL SITE

1. EXISTING WYATT ROAD
2. REALIGNED WYATT ROAD
3. NEIGHBOURHOOD COLLECTOR ROAD
4. URBAN RESIDENTIAL
5. FLINDERS LAKE CONTEXT AREA
6. SEWER PUMP STATION LOT
7. NEIGBOURHOOD RECREATION PARK
8. MAJOR LINEAR PARK
9. LOCAL LINEAR PARK
10. POTENTIAL REGIONAL SPORTS PARK - REFER P07
11. REGIONAL RECREATION PARK - REFER P09



1. INDICATIVE PREMIER AFL FIELD WITH OPPORTUNITY FOR CRICKET TO BE CO-LOCATED
2. INDICATIVE SENIOR SOCCER FIELDS
3. INDICATIVE INFORMAL KICKABOUT AREA
4. MULTI PURPOSE HARD COURT OPPORTUNITIES
5. CARPARK AREA
6. AFL AND CRICKET CLUBHOUSE/ FACILITIES
7. SOCCER CLUBHOUSE/ FACILITIES
8. MULTI PURPOSE COURT
9. SPECTATOR SEATING OPPORTUNITIES
10. INDICATIVE PEDESTRIAN FOOTPATHS THROUGHOUT



0m 50m 100m

PARK DSS ANALYSIS SCHEDULE

Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.

ITEM	EDQ GUIDELINE 12 DESCRIPTION	EDQ COMPLIANCE	LCC DSS DESCRIPTION	LCC DSS COMPLIANCE	COMMENTS
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	90% of dwellings within 4 km	Y	2.0km catchment (90% of population) and not within 2.5km of other Sport Parks	Y	
SIZING	7.5 ha min. 1 district sports park per 10-20,000 residents. 0.75 - 1.2 ha per 1000 residents.	Y	Min 10ha. 0.9ha per 1000 residents	N	Total area achieves the EDQ guideline required size and multiple sports park throughout as per EDQ requirements. Park design incorporates sufficient room for required field layouts and embellishments that are required to service a regional sports park
SHAPE	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional Areas	Y	
LOCATION	No specific requirements but must have highly visible and well-signed entrances.	Y	50% or more road frontage	Y	
ACTIVATION	Should include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Y	Minimum 10% park or absolute minimum of 1ha - whichever is the greater (for clubhouse, amenities and Local Recreation Park Activity Area)	Y	Multiple activation and recreation opportunities including separate clubhouses for AFL and rugby/cricket/netball, two amenity facilities, playground and pump track provisions
SLOPES	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Y	Playing surface to be laser levels to maximum grade of 1 in 70	Y	All playing surfaces are to be graded to achieve minimum requirements. Subject to final detailed design
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final detail design
RETAINING	900mm max. Low maintenance. Munimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Y	Provided minimum park size is achieved the following applies: · 100% above 10 year ARI · 50% above 50 year ARI (including artificial playing surfaces) · 10% above 100 year ARI Where park size is smaller than the minimum park size then the area of higher level of flood immunity applies Where a Community Facility is included in the park, the area above the 100year ARI must increase to greater than a minimum 10% include both the Community Facility and Sporting functions.	Y	
DRAINAGE	~ Non specific ~	NA	Sports Fields to have sub-surface drainage	Y	Drainage will be subject to detail design and civic stormwater design
ACCESS	Direct access from trunk connector or higher order road, and by local public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	Shaded spectator viewing areas provided for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions (e.g. near the centreline along the long boundary of football, hockey etc fields.	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage to spectator seating	Y	Shaded spectator viewing to be provided to premier fields with shade trees to be provided throughout the site
IRRIGATION	Should be provided for sports parks, wherever it is practicable to use non-potable water for irrigation purposes	Y	Irrigation with subsurface drainage	Y	Irrigation design will be subject to irrigation consultants detail design
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the playing fields, playground and pump track
EMBELLISHMENTS	Fencing/bollards	Y	Fencing/ bollards/locking rails required	Y	Preference for barrier kerb instead of bollards to road edge.
	Seating	Y	See spectator seating for requirements	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	6 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads	Y	The regional sports park will be serviced by a short internal road that provides access to the clubhouse and other facilities directly from the off street carparking area
	Parking (cars)	Y	80 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	Y	
	Lighting	Y	Safety lighting site specific on merit. Fields to be lit. The standard of lighting to be provided at sport parks will be commensurate with the level of use, standard of completion and flood immunity. Where necessary the lighting of premium fields will be to a national competition standard.	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playing fields where possible and playground areas. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	3 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	Y	
	Play areas/facilities	Y	Minimum 300m^2 of softfall footprint and play equipment	Y	
	Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y	
	3 sports fields. Sports fields and courts should comply with accepted standards for the particular sport	Y	At least 2 full-size playing fields in north south orientation. Area size will depend on topography and layout. Absolute minimum of 7ha.	Y	Total area supports a variety of playing fields for different sporting activities. There is 12 courts to maximise the land use of the site
	Spectator seating area (2)	Y	Spectator seating with full overflow areas and associated spectator areas. 20 units. The standard of spectator seating to be provided will be commensurate with the level of demand and standard of competition. Sufficient spectator seating will be provided where required to cater for a regional level sporting completion	Y	Grandstand seating is accomodated for at the premier field
	Courts	Y	Site specific as required	Y	
	~ Non specific ~	NA	Bins - 6 units	Y	
	~ Non specific ~	NA	Community Facility at discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area aswell (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	NA	Scoreboard - 2 units	Y	Subject to detail design of location
	~ Non specific ~	NA	1 x skate park/BMX - catering for a range of skill levels. Approximate size to be a min. 400m^2	Y	
	~ Non specific ~	NA	Sports club facility	Y	

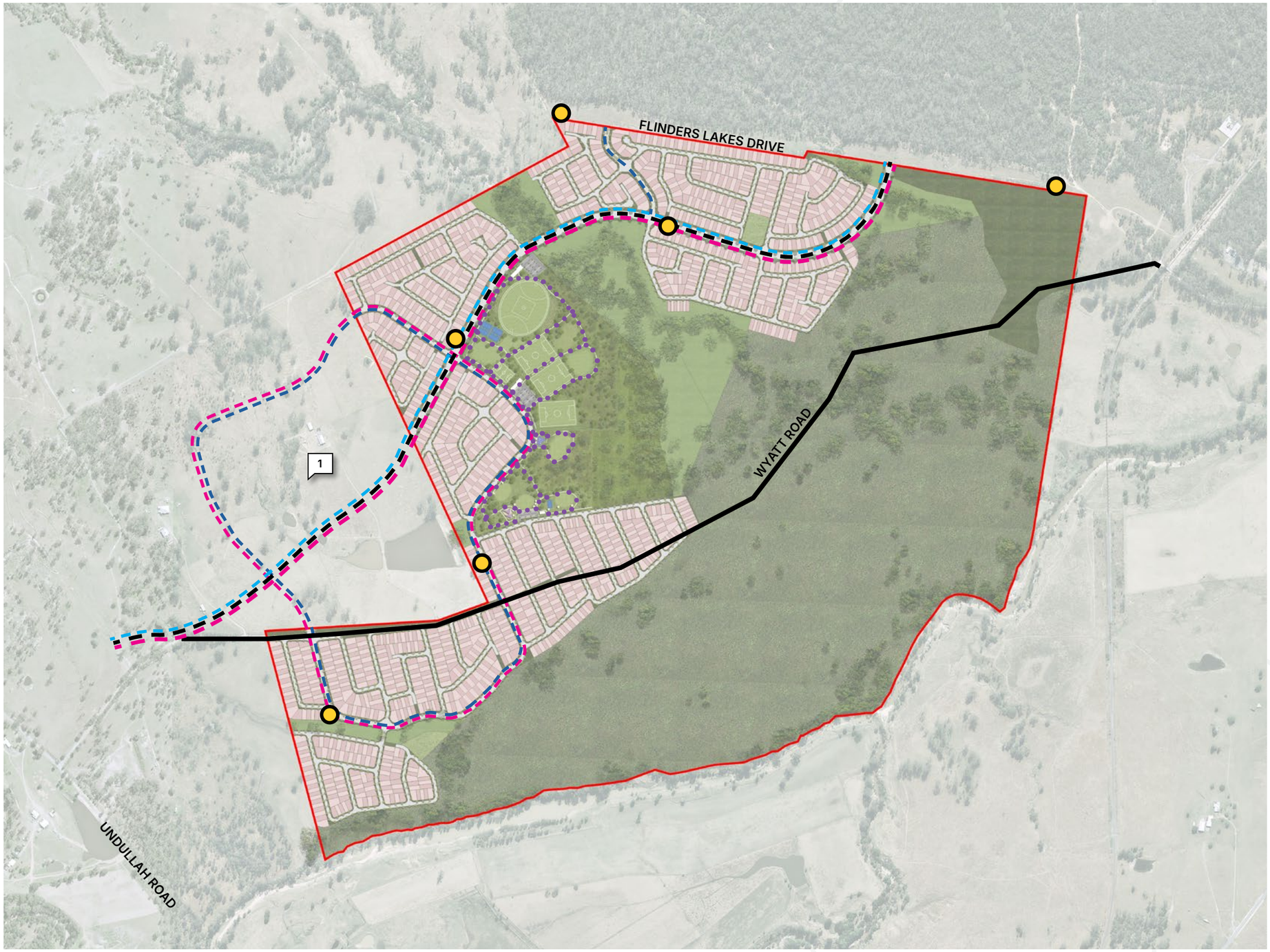


1. INDICATIVE KICKABOUT AREA
2. INDICATIVE CARPARK AREA
3. PLAYGROUND AREA
4. FEATURE OUTDOOR FITNESS/ GYM NODE
5. OPPORTUNITY FOR COMMUNITY EVENTS SPACE
6. MULTI PURPOSE HARD COURT OPPORTUNITY
7. PEDESTRIAN FOOTPATHS THROUGHOUT
8. PARK SHELTERS WITH PICNIC SETTING UNDER THROUGHOUT
9. POTENTIAL DOG PARK AREA
10. PUBLIC TOILETS





PARK DSS ANALYSIS SCHEDULE					
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.					
ITEM	**EDQ GUIDELINE 12 DESCRIPTION**	**EDQ COMPLIANCE**	**LCC DSS DESCRIPTION**	**LCC DSS COMPLIANCE**	**COMMENTS**
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	90% of dwellings within 2.5 km	Y	1.5km catchment (90% of population) and not within 2.0km of other District or Metropolitan Recreation Park	Y	
SIZING	5 ha min. 1 district recreation park per 10-15,000 residents. 0.5 - 1.0 ha per 1000 residents.	Y	Min 5ha. 0.9ha per 1000 residents	Y	Total area acheives the EDQ guideline required size. Park design incorporates sufficient room for all required embellishment activities while existing vegetation is to be retained and enhanced to elevate the park experience
SHAPE	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Kick-about Space Functional Areas Minimum width 20m	Y	
LOCATION	Minimum 50 per cent of park perimeter to have road frontage	Y	50% or more road frontage	Y	
ACTIVATION	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	Y	3-4 activity areas. 10% of park or absolute minimum of 0.5ha area irrespective of total park area - whichever is the greater including interface with surroundings	Y	Multiple activation and recreation opportunities including kickabout, junior and senior playground, multipurpose court, fitness hub, skate park and small and large off leash dog area
SLOPES	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating and barbecue areas, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area.	Y	1in 40 for Activity Area and Kick-about Space Retain natural topography where possible and maximise flat areas 1 in 6 maximum for turf 1 in 4 maximum for vegetated garden beds/batters No walls (Note: Local government may consider small walls provided the walls are small, safe and integrated broader landscape)	Y	All embellishment areas will be designed to facilitate the required design outcomes (i.e. max 1:33 kickabout area, playground and multipurpose courts with DDA compliance throughout the pathway network, etc).
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final design
RETAINING	900mm max. Low maintenance. Minimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Y	Activity Area > 100 year ARI Remainder of park >20 year ARI Where a Community Facility is included in the park, the area above the 100year ARI must increase to include both the Community Facility and Activity Area.	Y	
DRAINAGE	~ Non specific ~	NA	Required if kick-about is below 10yr ARI	Y	
ACCESS	Direct access from connector or higher order road, and by local public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	50% shading of walking, cycling paths and formal seating	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage	Y	Shade trees to be provided throughout the site including varying sizes of trees
IRRIGATION	Should be provided	Y	Site specific on merit	Y	
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the park
EMBELLISHMENTS	Fencing/bollards	Y	Bollards required to road reserve	Y	Preference for barrier kerb instead of bollards
	Seating	Y	6 x units	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	6 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads and maintenance access.	Y	The district recreation park will be serviced by a short internal road that provides access to the off street carparking area
	Parking (cars)	Y	40 off street parking bays that meet relevant Australian standard	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	NA	
	Lighting	Y	Safety lighting site specific on merit	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1standard, 1ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playground area. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	4 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	Y	
	Barbecues	Y	3 x units co located with covered seating and tables	Y	
	Play areas/facilities	Y	Minimum 450m^2 of softfall footprint and play equipment that cater for ages1 to 17 years	Y	
	Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y	
	Courts	Y	1 x Multiple-use court	Y	
	Community events space/facility	Y	Community facility required at the discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area as well (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	Y	2 to 4 Kick-about Spaces. 25% of park (absolute minimum 1.2ha min) Broadly, square, round or rectangular 30m x 50m minimum excluding batters (can have multiple kick-about spaces of this dimension)	Y	
	~ Non specific ~	Y	Bins - 6 units co-located with covered seating and tables	Y	
	~ Non specific ~	Y	1 x Skate Park/BMX catering for arange of skill levels. Approximate size to be a min. 400m^2	Y	



LEGEND

- EXISTING WYATT ROAD
- REALIGNED WYATT ROAD
- COLLECTOR ROADS
- POTENTIAL FUTURE BUS ROUTE
- POTENTIAL FUTURE CYCLE LANE OR MAJOR OFF STREET CYCLE PATH
- OPEN SPACE PEDESTRIAN CONNECTIVITY
- PROPOSED BUS STOP LOCATION
- 1 NORTH WEST OF SITE SUBJECT TO FURTHER APPROVALS



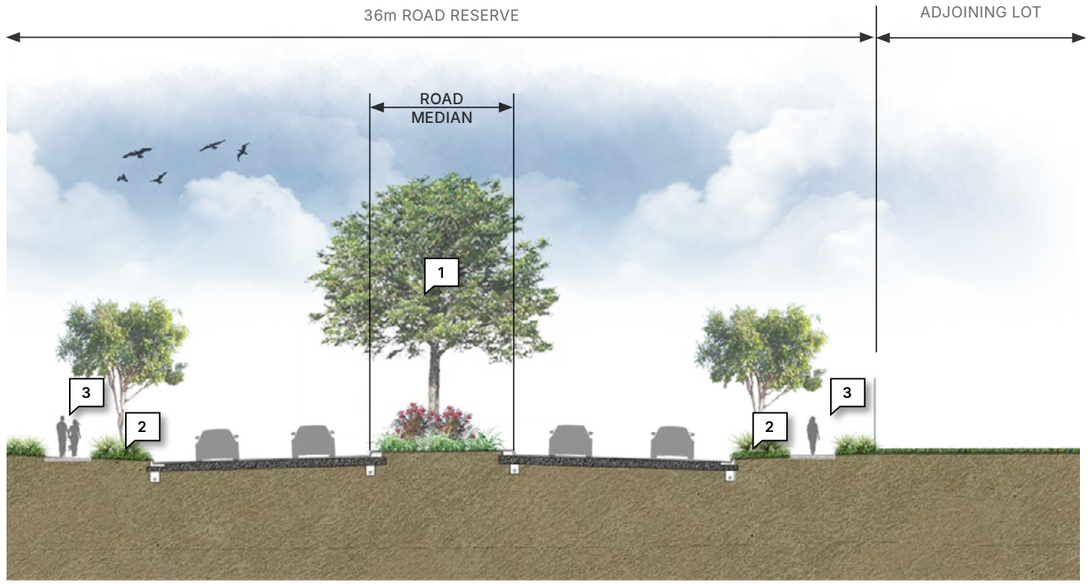
LEGEND

URBAN ARTERIAL
- Dual Carriageway

NEIGHBOURHOOD CONNECTOR

SIGNALISED INTERSECTION

1 NORTH WEST OF SITE SUBJECT TO FURTHER APPROVALS



INDICATIVE ROAD SECTION A - FLINDERS LAKES DRIVE TYPICAL CROSS SECTION



INDICATIVE ROAD SECTION B - REALIGNED WYATT ROAD TYPICAL CROSS SECTION



LEGEND

1. MEDIAN FEATURE PLANTING WITH LARGE SHADE TREES
2. MASS PLANTING TO ROAD VERGES
3. INDICATIVE FOOTPATH
4. TURF OR MASS PLANTING TO BALANCE OF VERGE AREAS
5. TREE AND MASS PLANTING BUILDOUTS / CARPARK SPACES












Kambarang Season
Second Spring: October - November
QWANDONG TOWERS
CHEVRON PARKLAND




KOMPAN













Saunders Havill®

PATHWAYS TO SUCCESS

Acknowledgement of Country

Saunders Havill acknowledge the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect and honour to their Elders past, present, and future. We acknowledge the stories, traditions, and living cultures of Aboriginal and Torres Strait Islander peoples on this land and commit to building a brighter future together.